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Soundview Center for Acceptance: Youths Learning From Each Other

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SOUNDVIEW CENTER FOR ACCEPTANCE

Youths Learning From Each Other


INDEPENDENT PROJECT SUBMITTED TO:
ROGER WILLIAMS UNIVERSITY
SCHOOL OF ARCHITECTURE, ART AND HISTORIC PRESERVATION
IN FULFILLMENT OF THE REQUIREMENTS OF THE B.ARCH
DEGREE IN ARCHITECTURE
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CLASS OF 2009

STEPHEN WHITE
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ART AND HISTORIC
PRESERVATION

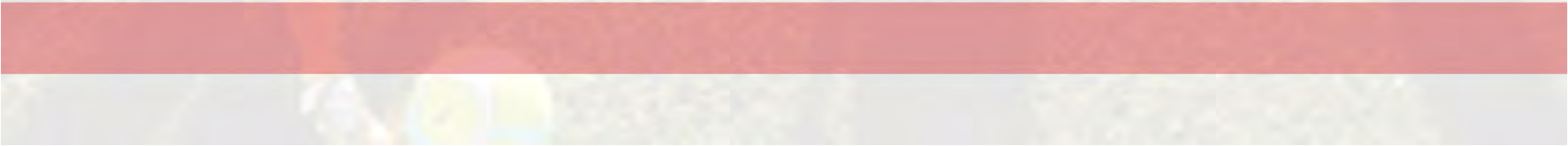
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SINCE ANCIENT TIMES THE GENIUS LOCI, OR 'SPIRIT OF A PLACE' HAS BEEN RECOGNIZED AS THE CONCRETE REALITY MAN HAS TO FACE AND COME TO TERMS WITH IN HIS DAILY LIFE. ARCHITECTURE MEANS TO VISUALIZE THE GENIUS LOCI, AND THE TASK OF THE ARCHITECT IS TO CREATE MEANINGFUL PLACES....(WHERE) HE CAN ORIENT HIMSELF WITHIN AND IDENTIFY HIMSELF WITH AN ENVIRONMENT." - CHRISTIAN NORBERG-SCHULZ

"THE TEST OF THE MORALITY OF A SOCIETY IS WHAT IT DOES FOR ITS CHILDREN." - DIETRICH BONHOEFFER

"IT IS NOT GIVING CHILDREN MORE THAT SPOILS THEM; IT IS GIVING THEM MORE TO AVOID CONFRONTATION." - JOHN GRAY





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THIS PROJECT IS ONE THAT IS DESIGNED TO THE NEEDS OF THE CHILDREN USING IT. CHILDREN SEEM TO LEARN BETTER AND QUICKER FROM EACH OTHER, SO MY BUILDING WILL BE A SPACE WHERE THEY CAN GET TOGETHER AFTER SCHOOL AND KEEP LEARNING WHILE STAYING SAFE. TOO MANY KIDS ARE FORCED TO GROW UP QUICKLY AND A LOT OF THEM GO TO THE STREETS AND GET INVOLVED IN ACTIVITIES THAT THEIR PARENTS DON'T KNOW ABOUT. I HAVE EXPERIENCED FIRST HAND WHAT HAPPENS TO KIDS WITH NO WHERE ELSE TO GO. THEY DON'T DO HOMEWORK, OFTEN DROP OUT OF SCHOOL, GO AND GET IN TROUBLE ON THE STREETS, OR SIT AT HOME ON THE COUCH. I WAS NEVER IN A SITUATION WHERE I WAS FORCED TO BE AROUND DISABLED PEOPLE SO I NEVER KNEW HOW TO REACT WHEN I RAN INTO THEM AS I GOT OLDER. I WANT TO CREATE A CENTER THAT ALLOWS KIDS OF ALL ABILITIES TO LEARN FROM EACH OTHER. WHETHER IT IS PLAYING BASKETBALL, SWIMMING, OR EVEN LEARNING HOW TO COOK, THEY WILL BE ABLE TO BE AROUND EACH OTHER AND HOPEFULLY LEARN HOW TO REACT AND GET ALONG WITH EACH OTHER.

MY PROGRAM HAS ACTIVITIES TO KEEP KIDS ON THEIR FEET AND ALWAYS RUNNING AROUND TO HELP FIGHT CHILDHOOD OBESITY. CURRENTLY THERE IS EVEN FITNESS EQUIPMENT ESPECIALLY DESIGNED FOR CHILDREN. I CHOSE A SITE IN THE BRONX, NEW YORK CALLED SOUNDVIEW PARK. THIS PARK IS LOCATED IN A LOW INCOME HOUSING AREA AND AN ELEMENTARY SCHOOL. THIS FOR ME MAKES AN IDEAL SITE WHERE CHILDREN HAVE PLAYGROUNDS, TRACKS, BASEBALL FIELDS, ETC. READILY AVAILABLE TO THEM. CURRENTLY THE NEW YORK CITY PARKS AND RECREATION WANT TO DESIGN A COMMUNITY CENTER FOR THE AREA, SO THIS SHOWS THAT THE SITE IS NOT ONLY A GOOD DECISION FOR MY PROGRAM BUT ALSO A GOOD DECISION FOR THE PEOPLE OF THE TOWN.

THIS BUILDING IS DESIGNED TO BE ENVIRONMENTALLY FRIENDLY AND TAKE ADVANTAGE OF ITS OPEN SITE. ANY LAND REMOVED FROM THE SITE DURING CONSTRUCTION WILL BE REUSED SOME WHERE WITHIN THE SITE AS WELL AS ADDING A GREEN ROOF TO MAKE UP FOR THE GRASS REMOVED FOR THE FOOTPRINT OF THE BUILDING. SINCE IT WAS PREVIOUSLY A LANDFILL, THE BUILDING WILL HAVE ADVANCED RESEARCH AS TO HOW TO KEEP THE KIDS SAFE FROM ANY TOXINS IN THE AREA AS WELL AS HELPING THEM LEARN SOME MORE ABOUT THE SITE. I BELIEVE THAT IF I WAS A CHILD BETWEEN THE AGES OF 8 AND 18, I WOULD BE INTERESTED IN LEARNING ABOUT WHERE I AM HANGING OUT AN WHAT MY EFFECTS ON THE ENVIRONMENT ARE.



[HTTP://WWW.LINGUAGUIDE.COM](http://www.LINGUAGUIDE.COM)



<http://www.mtvernonbaptistchurch.org/educ.html>

I HAVE REALIZED THAT EVERYTHING I LEARNED AT A YOUNG AGE CAME FROM WHAT THE OTHER KIDS MY AGE TAUGHT ME. THROUGH THIS EXPERIENCE I HAVE COME TO BELIEVE THAT CHILDREN LEARN BEST FROM EACH OTHER SINCE THEY ARE LEARNING FROM SOMEONE WHO IS NOT AN AUTHORITY FIGURE. THEY ARE MORE OPEN TO LEARNING FROM SOMEONE THEY ARE NOT THREATENED BY. AS A HIGH SCHOOL STUDENT I VOLUNTEERED AT A YOUTH CENTER AND BECAUSE I WAS YOUNGER THAN THE PEOPLE WORKING THERE, THE KIDS WOULD LISTEN TO ME AND DO AS I TOLD THEM. IT WAS THIS EXPERIENCE THAT LEADS ME TO BELIEVE THAT HAVING A PLACE FOR CHILDREN OF DIFFERENT ABILITIES, WILL CREATE A BETTER CONTINUED LEARNING SPACE. THIS SPACE ALLOWS FOR THE ABILITY TO LEARN ACCEPTANCE, EXERCISE, AND A PLACE TO STAY AWAY FROM TROUBLE.

A group of children are playing soccer on a grassy field. They are wearing various colored jerseys (white, blue, green, red) and shorts. Several soccer balls are visible on the ground. The scene is captured from a high angle, showing the children's shadows on the grass.

PROBLEM STATEMENT

BIG CITIES AND TOWNS OFTEN HAVE PROBLEMS WITH THEIR YOUNGER GENERATIONS. WHETHER IT IS GANG MEMBERS, OR COUCH POTATOES, CHILDREN CAN BE EASILY PERSUADED TO FOLLOW THE WRONG PATHS THROUGH LIFE. OVER TIME THERE HAS BEEN A PROBLEM WITH GANGS, MURDERS, POVERTY, JUVENILE ARRESTS AND OBESITY IN CHILDREN. THEY ARE RUNNING OUT OF PLACES TO GO, SO INSTEAD OF BEING WITH THEIR FAMILIES THEY RESORT TO BEING WITH THEIR FRIENDS ON THE STREETS OR EATING IN FRONT OF A TV.

LARGER AREAS SUCH AS CHICAGO, BOSTON AND NEW YORK ARE SOME OF THE WORST PLACES HIT BY THESE CRIMES. IN 1999 JUVENILES ACCOUNTED FOR 17 PERCENT OF ALL ARRESTS IN THE US. THE OTHER OBSTACLE WE HAVE TO OVERCOME WITH OUR CHILDREN IS OBESITY. THE AMOUNT OF CHILDREN WHO GROW UP EATING PIZZA AND SITTING ON THEIR COUCHES OR AT THEIR COMPUTERS ALL DAY IS INCREASING AND 40% OF CHILDREN BETWEEN THE AGES OF 5 AND 8 SHOW AT LEAST ONE SIGN OF HEART-DISEASE RISK. OVER THE PAST THREE DECADES THE OBESITY RATE FOR CHILDREN BETWEEN THE AGES OF 6 AND 11 HAS MORE THAN TRIPLED.



THEY NEED SOME PLACE WITH INTERACTIVE GAMES, SPORTS AREAS, AND EXERCISE ROOMS, JUST FOR THEM. THIS CENTER WILL NOT ONLY BE FOR ACTIVITIES TO DISCOURAGE VIOLENCE AND INCREASE ACTIVITY, BUT IT WILL ALSO ACT AS A PLACE WHERE CHILDREN CAN LEARN ACCEPTANCE. SOME CHILDREN NEVER HAVE TO LIVE AROUND OTHER HANDICAPPED PEOPLE, SO THEY MAY NOT ALWAYS KNOW HOW TO ACT OR RESPOND TO THEM. HAVING A PLACE WHERE THEY CAN INTERACT TOGETHER WILL BE A SORT OF EDUCATIONAL EXPERIENCE WHERE THEY CAN LEARN FROM EACH OTHER.



[HTTP://WWW.EASTLEIGH.GOV.UK/EBC-3840](http://www.eastleigh.gov.uk/EBC-3840)



[HTTP://WWW.ELLIPTICALCROSSTRAINERS.ORG.UK](http://www.ellipticalcrosstrainers.org.uk)

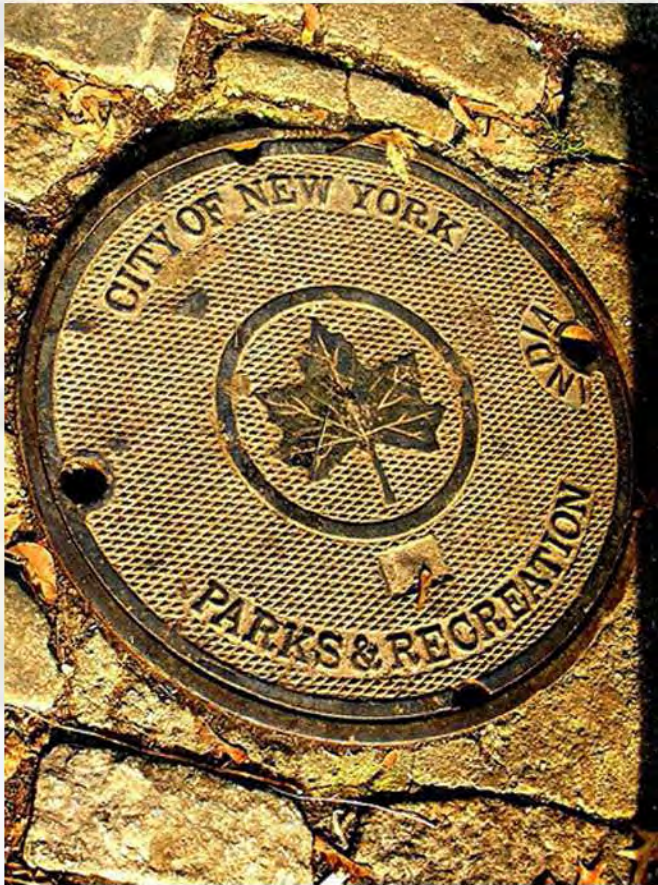
WITH THE IDEA OF CREATING A SPACE WHERE CHILDREN CAN CONFRONT EACH OTHER AND LEARN TO WORK AND PLAY TOGETHER I HAVE THOUGHT OF THE ACTUAL DESIGNS OF EACH SPACE AND HOW THEY AFFECT THEM. THIS BUILDING IS DESIGNED FOR THE PEOPLE WHO WILL OCCUPY IT SO IT WILL BE DESIGNED FROM THE INSIDE OUT. THE MINUTE DETAILS ARE THE MOST IMPORTANT ONES IN THIS BUILDING. SINCE SOME OF THE CHILDREN WILL HAVE LIMITED ABILITIES, THE CENTER MUST BE DESIGNED FROM THEIR PERSPECTIVE.

IDEAS OF SUSTAINABILITY WILL BE USED NOT ONLY FOR ENVIRONMENTAL REASONS BUT ALSO FOR EDUCATIONAL PURPOSES WHERE THE KIDS SEE THE EFFECTS OF WHAT THEY DO INSIDE. RECYCLED MATERIALS WILL HAVE INFORMATION AS TO HOW THEY WERE CREATED AND WHAT THEY DO FOR THE ENVIRONMENT, HELPING THE KIDS UNDERSTAND THAT THEY AFFECT THE WORLD. SPECIAL FLOORING WILL BE DESIGNED WITH TACTILE GUIDE PATHS TO HELP GUIDE BLIND CHILDREN THROUGH THE BUILDING AND TAKE THEM WHEREVER THEY WANT TO GO UNASSISTED, LEARNING TO BE SELF SUFFICIENT. THERE WILL ALSO BE RAMPS INSTEAD OF STAIRS FOR EVERY LEVEL CHANGE FOR THE PHYSICALLY HANDICAPPED. HAVING EVERY ASPECT OF THE BUILDING INCORPORATE DESIGNS FOR CHILDREN WITH SPECIAL NEEDS WILL HOPEFULLY CREATE A SPACE WHERE THEY FEEL ACCEPTED AND WILL GIVE OTHER CHILDREN THE ABILITY TO INTERACT WITH SOMEONE THEY MIGHT NOT NORMALLY MEET.

LARGE GLASS AREAS WILL ALLOW THE USE OF NATURAL DAY LIGHTING TO ILLUMINATE THE BUILDING, USING LOUVERS TO PROTECT FROM THE EXCESSIVE SUMMER TIME HEAT. AN INDOOR POOL WITH RETRACTING CEILING AS WELL AS A WORKOUT ROOM WILL ALLOW THE KIDS TO BE PHYSICALLY ACTIVE IN BOTH THE SUMMER AND WINTER TIME. A LARGE GYM AREA WILL USE EXPANSIVE TRUSSES TO GIVE THE AREA A CLEAR FLOOR FOR SPORTS. THE EXTERIOR MATERIALS WILL ALLOW THIS BUILDING TO BLEND IN WITH ITS CONTEXT, BUT ALSO ALLOW IT TO BE RECOGNIZED BY THE CITIES YOUTHS AS A FUN PLACE TO GO.

A high-angle, slightly blurred photograph of a group of children playing soccer on a green grassy field. The children are wearing various colored jerseys (white, blue, green, red) and shorts. Several soccer balls are scattered on the grass. Long shadows are cast across the field, suggesting late afternoon or early morning light. The text 'PROJECT STATEMENT' is overlaid in a handwritten style on the right side of the image.

PROJECT STATEMENT



AFTER DOING RESEARCH IN THE NEW YORK AREA ABOUT RECREATIONAL FACILITIES AND PARKS, I CAME TO UNDERSTAND THAT THERE WAS ONLY ONE PLACE I COULD GO FOR A CLIENT. I SPOKE WITH ONE OF THE DIRECTORS AT THE ORGANIZATION AND WAS TOLD THAT ANY RECREATIONAL FACILITY, YOUTH CENTER, COMMUNITY CENTER WENT THROUGH THEM. THE NEW YORK CITY PARKS AND RECREATION IS MY CLIENT AND THEY ARE CURRENTLY IN THE CONCEPTUAL PHASE OF CREATING A MASTERPLAN FOR THE AREA AND THEY WERE ALSO ON THE SAME MIND SET AS ME, WHERE THEY WOULD LIKE TO INCORPORATE A COMMUNITY CENTER ON THE SITE. THE AREAS WE CHOSE FOR THE BUILDING WERE NOT THE SAME SITE BUT THEY ARE CLOSE. THIS ORGANIZATION FIRST TALKS TO THE TOWN MEMBERS TO SEE WHAT THEY WOULD LIKE IN THE AREA, THEN WHEN THEY KNOW WHAT THE PEOPLE WANT, THEY WORK ON RAISING THE MONEY TO DO IT. ONCE THE MONEY IS RAISED THEY HAVE A COMPETITION FOR A MASTERPLAN AND INDIVIDUAL BUILDING DESIGNS. AT THIS STAGE THERE IS NO MONEY SO THE PLAN TO DESIGN IS JUST AN IDEA AND WILL NOT BE STARTED FOR A FEW YEARS. THE ABILITY TO WORK WITH A CLIENT THAT HAS ALL THE INFORMATION AS WELL AS PAST EXPERIENCE WITH THESE STRUCTURES IS A GREAT ADVANTAGE FOR ME. ALSO THEY ARE THE ONES WHO WORK TO SEE WHAT THE PEOPLE IN THE AREA WANT AND NEED.



[HTTP://WWW.KDHEKS.GOV/SAFEKIDS/](http://www.kdheks.gov/safekids/)



[HTTP://VOTEMEDOL.BLOGSPOT.COM/2008/06/SHOCKER-NEW-BLOOD-PARENTS-PUTTING-THEIR.HTML](http://votemedol.blogspot.com/2008/06/shocker-new-blood-parents-putting-their.html)



[HTTP://WWW.STORMFRONT.ORG/FORUM/SHOWTHREAD.PHP?P=5998880](http://www.stormfront.org/forum/showthread.php?p=5998880)



[HTTP://FLICKR.COM/PHOTOS/88952169@N00/228714533/](http://flickr.com/photos/88952169@N00/228714533/)



[HTTP://WWW.PHILANTHROMEDIA.ORG/ARCHIVES/2008/07/HOMELESSNESS_WHICH_MARGINS_ARE.HTML](http://www.philanthromedia.org/archives/2008/07/homelessness_which_margins_are.html)

THE DESIGN OF THIS BUILDING IS DIRECTLY RELATED TO USERS OF IT. THE POINT IS TO CREATE A BUILDING THAT RESPONDS TO ITS OCCUPANTS AND THEIR NEED. THERE ARE SPECIFIC WINGS OF THE BUILDING WITH NODES IN WHICH THE OCCUPANTS ARE FORCED TO INTERACT WITH EACH OTHER. THERE WILL BE AN ATHLETIC WING WITH NATATORIUM, GYMNASIUM AND FITNESS ROOMS DIRECTED TO HELP OBESE CHILDREN SAFELY GET HEALTHY AGAIN. ANOTHER WING IS FOR GAMING AND RELAXING WHERE KIDS CAN GET OUT THEIR FRUSTRATION WITH VIDEO GAMES INSTEAD OF GOING AND FIGHTING IN THE STREETS. THE THIRD WING WILL BE FOR EDUCATIONAL PURPOSES WHERE THE KIDS OF EVERY ABILITY CAN LEARN TO DRAW AND BE CREATIVE AS WELL AS TO COOK. THE FOURTH AND FINAL WING WILL FEATURE BEDROOMS FOR HOMELESS PEOPLE WHERE THEY CAN RECEIVE THE FOOD THAT THE CHILDREN MAKE. THIS PROGRAM AFFECTS MOSTLY CHILDREN AND FOCUS' ON THEM. THIS BUILDING WILL HELP GET KIDS ON THE RIGHT TRACK TO BEING SUCCESSFUL ADULTS AS WELL AS HELPING THE HOMELESS GET ON THE RIGHT TRACK TO GETTING JOBS AND STAYING HEALTHY AND WELL FED. THIS IS NOT AN EASY OUT FOR THEM BUT INSTEAD A PLACE THAT CAN HELP THEM GET BACK ON THEIR FEET, CLEAN THEM UP AND GET THEM TO WORK AGAIN. EVERYONE NEEDS A LITTLE PUSH IN THE RIGHT DIRECTION IN LIFE AND THIS BUILDING WILL SUPPLY THAT PUSH.

SITTING IN MY OFFICE I CAN'T HELP BUT TO GET DRAWN AWAY FROM MY DESK. I SIT HERE EVERY DAY OUTLINING PROGRAMS TO KEEP THE KIDS OUT OF TROUBLE. EVERY ONCE IN A WHILE I LIKE TO GET UP AND GO TO MY WINDOW. MY OFFICE IS LUCKY ENOUGH TO HAVE AN OUTDOOR VIEW OF THE GREEN ROOF AS WELL AS A WINDOW LOOKING INTO THE GYMNASIUM. I AM ABLE TO GET MY WORK DONE, WATCH OUT FOR THE KIDS, AND RELAX, GETTING MY MIND OFF OF LIFE'S TROUBLES, ALL IN THE SAME ROOM. NOW THAT IT'S LATE LUNCH TIME I THINK I'LL HEAD DOWN TO THE KITCHEN AND SEE WHAT THE KIDS HAVE LEARNED TODAY. AS I WALK OUT OF MY OFFICE, I TURN INTO MARGOT'S OFFICE AND ASK IF SHE WOULD LIKE TO JOIN ME.



[HTTP://WWW.SECTIONMEDIA.BE/BLOG.PHP?DATE=2008-049](http://www.sectionmedia.be/blog.php?date=2008-049)



[HTTP://GREENBEAN.TYPEPAD.COM/GREENBEAN/2007/01/GARY_COMER_YO UT.HTML](http://greenbean.typepad.com/greenbean/2007/01/gary-comer-you-t.html)

NOW IT'S ABOUT TIME THAT WE HEAD DOWN THE HALLWAY, PASSING THE LOUNGE, DOWN THE MAIN STAIR AND INTO THE MAIN LOBBY. I PAUSE AND LOOK UP AT THE GRAND DOUBLE HEIGHT, GLASS ENCLOSED LOBBY SAYING HELLO TO ALL THE KIDS RUNNING TOWARDS THE GYM WITH THEIR BASKETBALLS. I HEAD TOWARDS THE GYMNASIUM THEN TURN TO HEAD DOWN THE KITCHEN HALLWAY. I WALK INTO THE KITCHEN WHERE THE KIDS ARE LEARNING TO MAKE BAKED MACARONI AND CHEESE BY SCRATCH, MY FAVORITE. I ASK HOW EVERYONE IS DOING AND THEN GRAB MYSELF AND MARGOT A PLATE, TURN AND GO OUT THE KITCHEN DOOR TO THE TABLES IN THE ARTS AND CRAFTS ROOM. WE SIT AND RELAX EATING AND WATCHING THE KIDS A COUPLE TABLES OVER MAKING CHRISTMAS CARDS FOR THEIR FAMILIES. JUST ANOTHER DAY AT WORK I GUESS.

SCHOOL WAS KIND OF ROUGH TODAY; I GOT PICKED ON ONCE AGAIN FOR BEING A FATSO AS EVERYONE HAS BEEN SAYING. MY PARENTS HAVE BEEN TELLING ME I HAVE TO LOSE WEIGHT AND THEY ACTUALLY SENT ME TO OUR TOWNS YOUTH CENTER. I NEVER WAS ABLE TO GO THE LOCAL GYM BEFORE BECAUSE I AM TOO YOUNG, SO I DIDN'T KNOW HOW TO LOSE THE WEIGHT. SO NOW I'M SITTING IN THE CAR WAITING TO GET DROPPED OFF FOR MY "LIFE CHANGING EXPERIENCE". MY MOM TELLS ME THAT A LOT OF KIDS GO TO THIS PLACE BECAUSE IT HAS SO MUCH TO DO. MY COUSIN TIMMY SAID IT'S THE ONLY PLACE HE WILL GO BECAUSE HE GETS TO HANG OUT WITH ANYONE HE WANTS AND BECAUSE THEY HAVE EASY ACCESS FOR HIS WHEELCHAIR. HE SAID THAT THE COOKING CLASSES ARE THE BEST PART BUT HE ALSO LIKES THE SWIMMING POOL.



[HTTP://ENGLISH.DRI.CN/3100/2007/12/10/1461@303240.HTM](http://ENGLISH.DRI.CN/3100/2007/12/10/1461@303240.HTM)

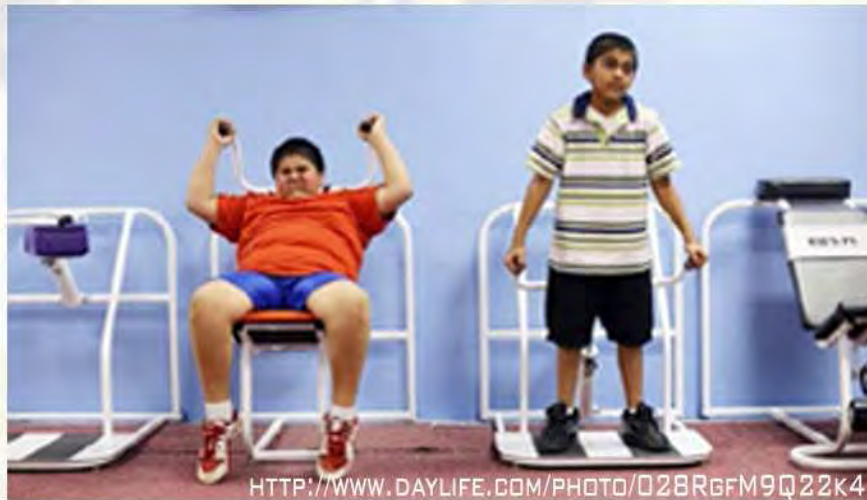


[HTTP://NEWSBLAZE.COM/STORY/20070216234017HOWA.NB/TOPSTORY.HTML](http://NEWSBLAZE.COM/STORY/20070216234017HOWA.NB/TOPSTORY.HTML)

ALRIGHT I'M FINALLY HERE AND THIS PLACE LOOKS KIND OF COOL, IT'S A LOT CLOSER TO SCHOOL THAN I THOUGHT. I GUESS I CAN JUST WALK HERE AFTER CLASSES AS PART OF MY EXERCISE. THERE ARE TWO LARGE GLASS DOORS IN THE FRONT SO I JUST WALK THROUGH THEM AND NOTICE A FRONT DESK. SINCE I'VE NEVER BEEN HERE BEFORE I GUESS I'LL ASK THE LADY WHERE TO GO FOR THE FITNESS ROOMS. SHE IS VERY NICE AND DIRECTS ME DOWN THE HALLWAY AND TELLS ME THAT IF I HAVE ANY TROUBLE, THERE ARE SIGNS ALONG THE HALLWAYS TO HELP ME. ONCE I MAKE MY WAY DOWN THE BRIGHT COLORED HALLWAY I SEE THE FITNESS ROOM. IT'S NOT WHAT I EXPECTED, THERE ARE NO HUGE METAL MACHINES, AND INSTEAD THERE ARE KID'S MACHINES, MY SIZE FOR WALKING AND TO HELP ME LOSE WEIGHT. THERE ARE MORE KIDS IN HERE THAN I THOUGHT; AT LEAST I DON'T FEEL LIKE I'M THE ONLY ONE OUT OF SHAPE. ALRIGHT, HERE I GO WITH MY ROUTINE WITH THE HELP OF THE NUTRITIONIST HERE, MAYBE LATER I'LL GO TO THE GYM AND PLAY A LITTLE VOLLEYBALL WITH MY NEW FRIENDS. I GUESS EXERCISE ISN'T AS BAD AS I THOUGHT IT WAS.

A group of children are playing soccer on a grassy field. They are wearing various colored jerseys (white, blue, green, red) and shorts. Several soccer balls are visible on the ground. The scene is captured from a high angle, showing the children's shadows on the grass.

PROGRAM



[HTTP://WWW.DAYLIFE.COM/PHOTO/028RgFM9Q22k4](http://www.daylife.com/photo/028RgFM9Q22k4)



[HTTP://WWW.KIDSEXERCISE.CO.UK](http://www.kidsexercise.co.uk)



[HTTP://WWW.SOUTHFAYETTE.ORG](http://www.southfayette.org)

THE PROGRAM FOR THIS BUILDING IS THAT OF A YOUTH CENTER. THERE WILL BE A MAIN DOUBLE HEIGHT LOBBY AREA WHERE THE CHILDREN DECIDE WHERE THEY WANT TO GO FIRST. AT LEAST ONE LARGE SPORTS AREA WILL BE INCLUDED IN THE PROGRAM, THIS AREA SHOULD BE ABLE TO HAVE TWO BASKETBALL COURTS. ALONG WITH THE SPORTS AREA, THERE WILL ALSO BE AN INDOOR POOL WITH A RETRACTABLE CEILING SO IT CAN BE USED AS AN OUTDOOR POOL IN THE SUMMER AND INDOOR IN THE WINTER. CHILDREN OF EVERY AGE SEEM TO BE GETTING MORE AND MORE INTERESTED IN VIDEO GAMES AND COMPUTERS. THERE WILL BE LARGE ROOMS WITH INTERACTIVE GAMES SUCH AS WII SYSTEMS AND GUITAR HERO. THESE TYPES OF VIDEO GAMES PREVENT THE CHILDREN FROM SITTING DOWN TO PLAY, SO INSTEAD THEY ARE ACTIVE, JUMPING AROUND AND STILL HAVING THE SAME AMOUNT OF FUN. IT IS UNDERSTOOD THAT NOT ALL CHILDREN LIKE TO PLAY THESE TYPES OF GAMES SO THERE WILL BE SPOTS WHERE SEATS ARE PROVIDED AND SPORTS OR OTHER TYPE OF GAMES CAN BE PLAYED.



THERE WILL BE COMPUTER ROOMS OPEN FOR WHENEVER THEY WANT TO USE THEM AS WELL AS AREAS DESIGNATED FOR COMPUTER CLASSES WHERE KIDS ARE TAUGHT NEW PROGRAMS. STUDY OR QUIET ROOMS WILL BE AVAILABLE FOR THOSE KIDS WHO WANT TO READ OR DO THEIR HOMEWORK IN SILENCE, LIKE A LIBRARY, BUT HAVING THE ABILITY TO TAKE A BREAK AND PLAY SOME BASKETBALL. THERE WILL BE A KITCHEN AREA WHERE KIDS CAN TAKE COOKING CLASSES AND MAKE SNACKS FOR ANYONE THERE. SOME ROOMS WILL BE PROVIDED FOR ARTS AND CRAFTS AND TO ALSO HAVE A DOUBLE FUNCTION.

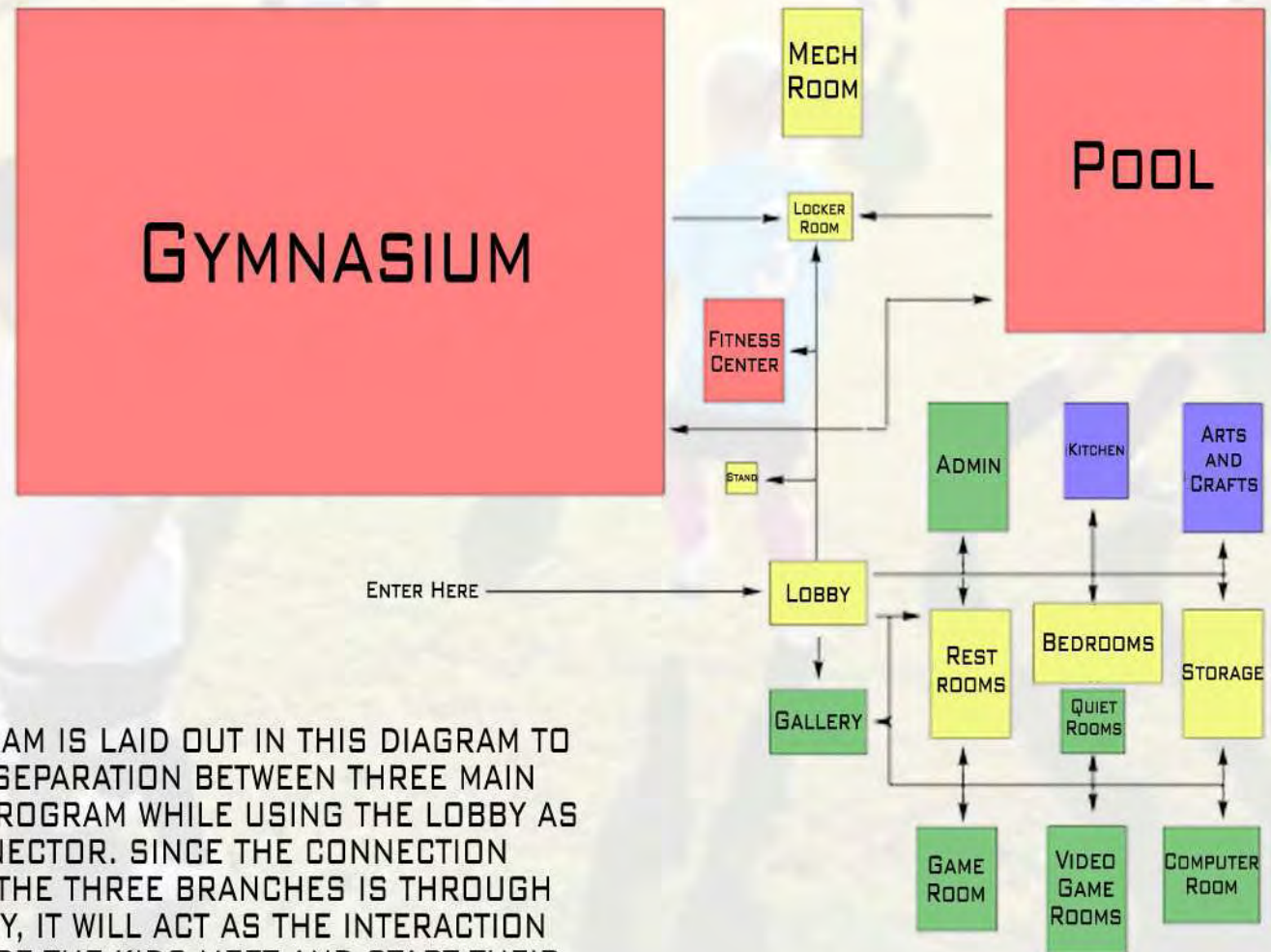
AS WELL AS A YOUTH CENTER, I AM PROPOSING THAT THE CENTER WILL ALSO ACT AS A HOMELESS SHELTER WITH SEPARATE BEDROOMS. THE KITCHEN THEN WILL ALSO BE USED AS A SOUP KITCHEN PROVIDING MEALS FOR THESE NEEDY PEOPLE. THE LARGER ROOMS SUCH AS THE SPORTS AREA WILL BE OPEN FOR THE NIGHT TIME SLEEPING ARRANGEMENT. WHEN THE CENTER OPENS AGAIN FOR THE CHILDREN AFTER SCHOOL, THE BEDS AND THOSE AREAS ARE CLEANED AND PUT AWAY. THE CHILDREN WILL ALSO BE GIVEN THE OPPORTUNITY TO HELP WITHIN THE CENTER. THEY CAN BE GIVEN JOBS SUCH AS WORKING THE CONCESSION STANDS OR JUST GENERAL CLEANING AND SETTING UP AT NIGHT. IT WILL GIVE THEM A CHANGE TO WORK FOR THE ABILITY TO HAVE A YOUTH CENTER SUCH AS THIS ONE.



GYMNASIUM	30,000 SF
POOL	8,000 SF
KITCHEN	600 SF
ARTS AND CRAFTS	1,000 SF
HOMELESS BEDROOMS (10)	1,000 SF
FITNESS CENTER	800 SF
LOCKER ROOMS	300 SF
LOBBY	600 SF
RESTROOMS (5)	1,000 SF
ADMINISTRATION	1,000 SF
VIDEO GAME ROOMS	1,000 SF
COMPUTER ROOM	900 SF
QUIET ROOMS (4)	400 SF
STORAGE	1,000 SF
CONCESSION STAND	100 SF
GAME ROOM	800 SF
GALLERY	600 SF
MECHANICAL ROOM	1,000 SF

50,100 SF x 1.2 = 60,120 SF





THE PROGRAM IS LAID OUT IN THIS DIAGRAM TO SHOW A SEPARATION BETWEEN THREE MAIN TYPES OF PROGRAM WHILE USING THE LOBBY AS A CONNECTOR. SINCE THE CONNECTION BETWEEN THE THREE BRANCHES IS THROUGH THE LOBBY, IT WILL ACT AS THE INTERACTION SPOT WHERE THE KIDS MEET AND START THEIR JOURNEYS TOGETHER. THE FIRST BRANCH IS THE ATHLETIC AREAS, SECOND BRANCH IS THE LEARNING AREAS AND THE THIRD BRANCH IS THE PLAYING AREAS.



GYMNASIUM- THIS MAIN PART OF THE BUILDING WILL BE COMPOSED OF THREE FULL BASKETBALL COURTS IN THE SHORT DIRECTION. THESE COURTS CAN BE CHANGED FROM BASKETBALL TO VOLLEYBALL AND EVEN INTO TENNIS COURTS GIVING THE CHILDREN NEVER ENDING POSSIBILITIES FOR THE ACTIVITIES OCCURRING IN THIS ROOM. THIS LARGE SPACE USES LARGE WINDOWS TO BRING IN NATURAL LIGHT AS WELL AS HAVING OPERABLE WINDOWS FOR VENTILATION PURPOSES.

NATATORIUM- THE SWIMMING POOL AREA WILL HAVE A HIGH CEILING ALLOWING FOR FUN THINGS SUCH AS DIVING BOARDS AS WELL AS SLIDES. THERE WILL BE A HANDICAP ENTRANCE INTO THE POOL AS WELL AS SUPERVISORS TO ASSIST IN THIS. AN INDOOR POOL IS THE PERFECT PLACE FOR KIDS TO ACT LIKE KIDS, EVERY SEASON. THERE WILL ALSO BE TIMES WHEN WATER AEROBICS OCCUR AND THE POOL CAN BE USED FOR SWIMMING MEETS ALLOWING THE KIDS TO COMPETE AND LEARN TO SWIM IN CONDITIONS THEY NORMALLY WOULD NOT BE ABLE TO.



FITNESS CENTER- SPECIAL EQUIPMENT WILL BE BROUGHT IN AND USED TO SUIT THE CHILDREN'S NEEDS. THE MACHINES ARE SIZED FOR CHILDREN SO THERE WILL BE NO WORRY OF OVER EXHAUSTION OR CHANCE OF THEM GETTING HURT. ALSO HAVING MACHINES SIZED FOR THEM, THEY WILL FEEL MORE COMFORTABLE WORKING OUT AND EXERCISING WITH KIDS THEIR AGE AND SIZE. BY USING THE FITNESS CENTER THERE WILL BE A GREAT DECREASE IN THE OBESITY RATE OF THE CHILDREN IN SOUNDVIEW.



[HTTP://WWW.CENTRALVALLEYINDIANWISH.COM/OUTREACH/PROGRAMS.HTM](http://www.centralvalleyindianwish.com/outreach/programs.htm)

ARTS AND CRAFTS- THE ARTS AND CRAFTS AREA ALSO HAS A DOUBLE FUNCTION. DURING THE DAY TIME THE ROOM WILL BE USED FOR CREATING ART PROJECTS AND LESSONS. THE CHILDREN CAN LEARN HOW TO PAINT, DRAW, SCULPT AND MANY OTHER THINGS. LATER THE ROOM IS TRANSFORMED INTO A CAFETERIA WHERE THE SEATING FOR THE HOMELESS IS PROVIDED FOR THEIR SOUP KITCHEN MEALS. THE ARTS AND CRAFTS ROOM AS WELL AS THE KITCHEN ARE LOCATED NEXT TO EACH OTHER FOR THIS MAIN REASON. ONCE AGAIN THE CHILDREN WORKING THERE WILL KEEP THE AREA CLEAN AFTER MEALS ARE OVER.



[HTTP://WWW.MCSHELTER.COM/APPS/PHOTOS/PHOTO.JSP?PHOTOID=4338165&PREV=1](http://www.mcshester.com/apps/photos/photo.jsp?photoID=4338165&prev=1)

KITCHEN- THIS AREA IS A SPACE THAT HAS A DOUBLE FUNCTION. CHILDREN WILL BE ABLE TO LEARN HOW TO COOK AS WELL AS HELP OTHERS. THE KITCHEN WILL BE USED AS A SOUP KITCHEN SUPPLYING FOOD TO THE HOMELESS WHO ARE LIVING IN THE BUILDING AS WELL AS OTHERS JUST NEEDING A MEAL. THE CHILDREN WILL LEARN HOW TO HELP OTHERS AS WELL AS BEING ABLE TO HAVE A JOB AND RECEIVE A PAYCHECK, KEEPING THEM OFF THE STREETS AND STILL MAKING MONEY.



[HTTP://WWW.CI.SIMI-VALLEY.CA.US/INDEX.ASPX?PAGE=158](http://www.ci.simi-valley.ca.us/index.aspx?page=158)

BEDROOMS- THESE ARE THE MAIN HOUSING PORTION OF THE BUILDING. THIS AREA IS SEMI-SEGREGATED FROM THE REST OF THE BUILDING FOR THE SAFETY OF THE CHILDREN. THE HOMELESS PEOPLE WILL HAVE 10FT BY 10FT BEDROOMS WITH BUNK BEDS ALLOWING FOR TWO TO SLEEP TO A ROOM WHICH HELPS IN THE CASES OF HOMELESS CHILDREN AS WELL. THEY WILL HAVE SEPARATE BATHROOMS AND SHOWERS IN THIS AREA AND AFTER CERTAIN TIMES THE ACCESS DOORS TO THE KITCHEN AND ARTS AND CRAFTS AREA WILL BE LOCKED.



LOBBY- AS THE ENTRY POINT OF THE BUILDING, THE LOBBY HAS A LOT OF CONTROL OVER THE ENTIRE FUNCTIONALITY OF IT. IT IS A DOUBLE HEIGHT SPACE AND USED FOR THE MAIN CIRCULATION WITH STAIRWAYS TO THE SECOND LEVEL AS WELL AS BEING WHERE THE DIFFERENT BRANCHES OF THE BUILDING COME TOGETHER. THE CHILDREN ARE ABLE TO INTERACT WITH EACH OTHER IN THIS INTERCONNECTING AREA. USING THIS SPACE AS A MAIN CIRCULATION ZONE, THIS ALLOWS FOR THEM TO BE SAFELY TRACKED BY THE ADMINISTRATORS OF THE BUILDING.

GALLERY- THE ARTS AND CRAFTS ROOM IS AN AREA FOR THE CHILDREN TO EXPRESS THEMSELVES AND LEARN ABOUT ART AND BEING CREATIVE. THE GALLERY SPACE IS USED TO DISPLAY THE ART THAT THE KIDS CREATE. THERE WILL BE SPECIFIC THEMES EVERY OTHER WEEK FOR THE WORK TO BE DISPLAYED UNDER. THIS SPACE WILL ALSO BE EXPOSED TO THE OUTDOORS WITH LARGE SPANS OF GLASS. THIS GLASS ALLOWS FOR THE ARTWORK TO NOT ONLY DECORATE THE INTERIOR OF THE BUILDING BUT ALSO DECORATE THE EXTERIOR SO PEOPLE PASSING BY CAN SEE THE WORK THAT GOES ON INSIDE AND ENTICES THEM TO COME IN AND ENJOY.



QUIET ROOMS- THESE ROOMS ARE SPECIFICALLY USED FOR EDUCATIONAL PURPOSES. ACTING MUCH LIKE A LIBRARY, CHILDREN CAN GO INTO INDIVIDUAL ROOMS BY THEMSELVES OR IN GROUPS AND HAVE A SILENT SPACE THAT HELPS THEM TO CONCENTRATE. THE QUIET ROOMS ARE THINGS THAT MOST YOUTH CENTERS DON'T HAVE, BUT I BELIEVE THAT IT WILL GREATLY HELP THE CHILDREN FOCUS. A TUTORING PROGRAM MAY ALSO BE ESTABLISHED WHERE THE SCHOOL TEACHERS COME IN AFTER HOURS TO HELP THE KIDS. THE LOCATION OF THE ROOMS ARE IN THE INTERACTIVE PART OF THE BUILDING.



GAME ROOM- THIS SPACE IS AN INTERACTIVE AREA WHERE GAMES SUCH AS POOL, TABLE TENNIS, AIR HOCKEY, AND BOARD GAMES ARE PLAYED. THIS CAN BE A COMPETITIVE ZONE WHERE THE CHILDREN CAN HAVE COMPETITIONS BETWEEN EACH OTHER, BE AS LOUD AS THEY LIKE AND MEET NEW KIDS WITH EVERY GAME CHANGE. THIS IS ONE OF THE LOUDEST ROOMS IN THIS GROUP SO IT IS PLACED IN AN AREA THAT WILL NOT INTERFERE WITH THE QUIETER SPACES LIKE THE BEDROOMS AND THE QUIET ROOMS.

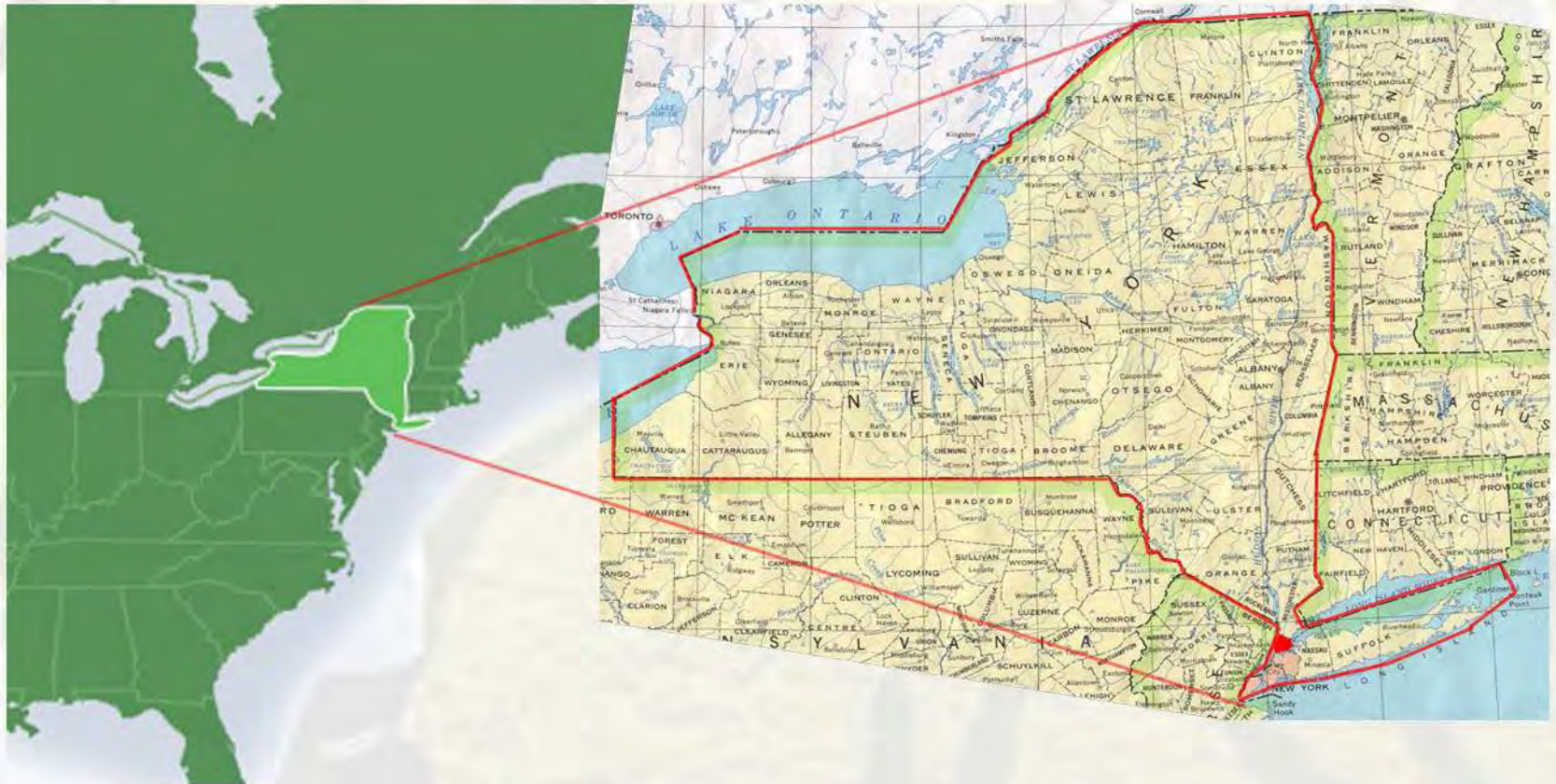
VIDEO GAME ROOM- THIS SPACE IS MORE OF A TECHNOLOGICAL AREA WHERE VIDEO GAMES ARE PLAYED. THE TYPES OF GAMES THAT ARE PLAYED HAVE DIFFERENT STAGES. THERE ARE THE GAMES THAT YOU SIT AND PLAY AND THEN THERE ARE THE GAMES THAT ARE ACTIVE WHERE THE CHILDREN JUMP AROUND. THE GAMES THAT REQUIRE SEATING WILL HAVE COUCHES BUT THE ACTIVE AREAS ARE THE ONES THAT ARE EMPHASIZED THE MOST. THE ENTIRE BUILDING EMPHASIZES FITNESS AND ACTIVITY WHICH GAME SYSTEMS SUCH AS WII ALSO EMPHASIZE. ALSO GAMES SUCH AS GUITAR HERO, ROCK BAND, AND DANCE DANCE REVOLUTION HELP WITH KEEPING THEM ACTIVE.



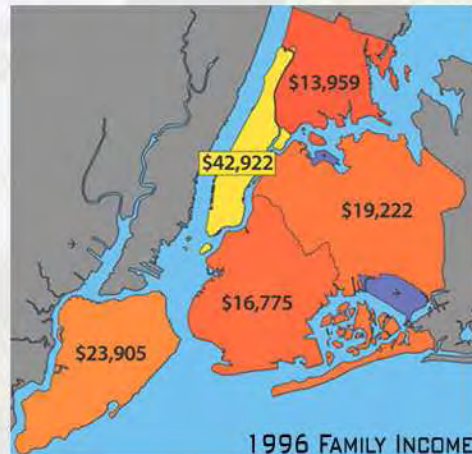
COMPUTER ROOM- THE COMPUTER ROOM IS JUST AS IT SOUNDS, A ROOM FILLED WITH COMPUTERS. THIS AREA IS A MEDIUM VOLUME SPACE WHERE THE KIDS CAN USE THE ROOM FOR HOMEWORK, COMPUTER GAMES, AND ANYTHING THAT IS OF AGE FOR THEM. HAVING A COMPUTER ROOM WILL ALLOW THE KIDS TO DO WORK THAT THEY MAY NOT BE ABLE TO DO AT HOME, AS WELL AS HAVING THE HELP OF THE STAFF TO LEARN NEW PROGRAMS NOT TAUGHT IN SCHOOL. FOR FUTURE ARCHITECTS THEY CAN LEARN AUTOCAD AS WELL AS MODELING PROGRAMS TO HELP THEM GET AHEAD.



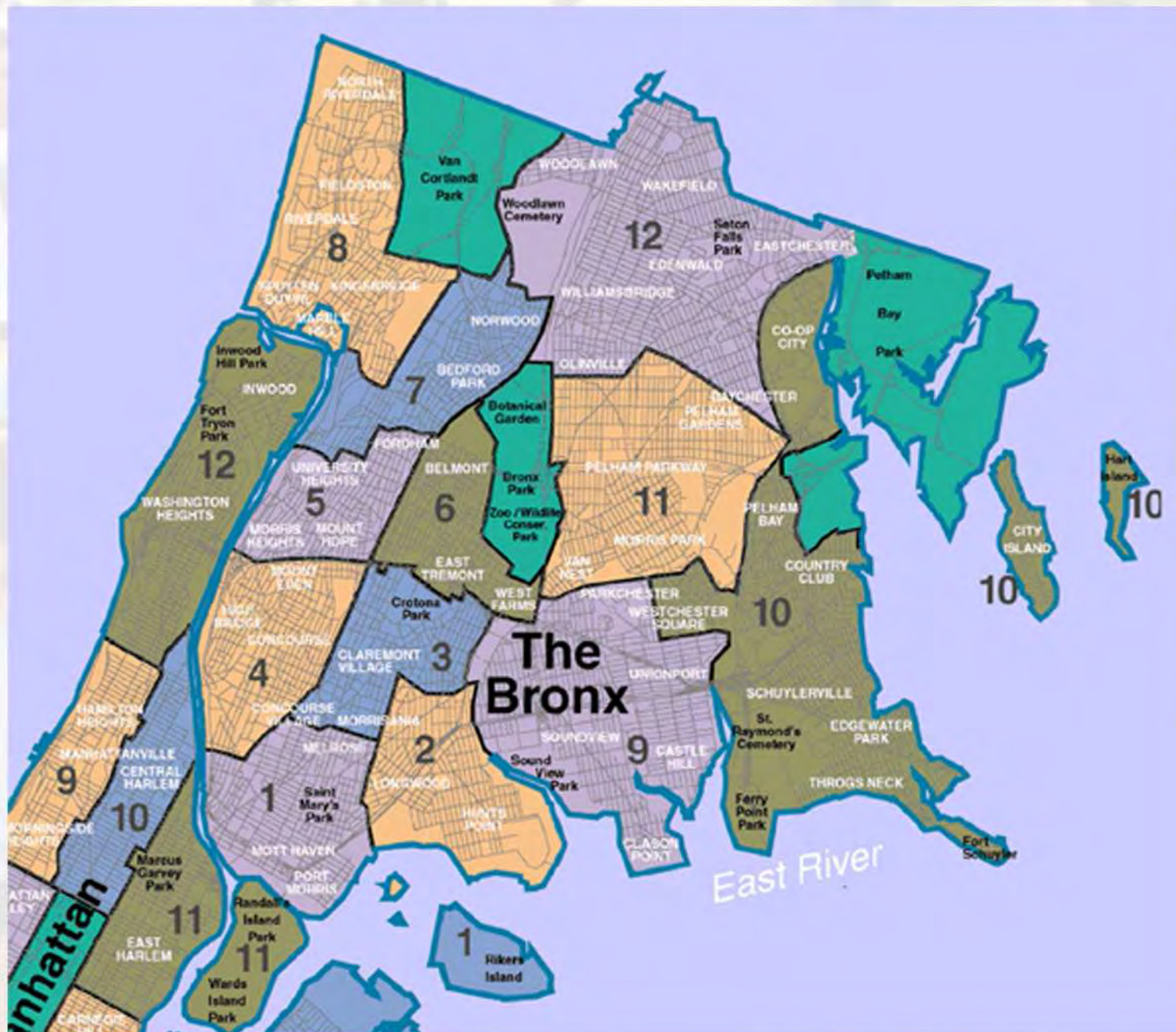
SITE



NEW YORK CITY IS THE LARGEST CITY IN THE UNITED STATES, KNOWN FOR IT'S POPULATION DENSITY AND FOR ITS IMMIGRANT DIVERSITY. IN 2005 THE CITY HAD A RECORDED POPULATION OF 8,213,839 PEOPLE, OVERPOWERING THE POPULATIONS OF LA WITH 3,694,820 AND CHICAGO WITH 2,896,121. NEW YORK CITY ALONE OCCUPIES ABOUT 40% OF NEW YORK'S TOTAL POPULATION 18,976,457. ONE OF THE REASONS I CHOSE THE STATE OF NEW YORK WAS BECAUSE OF ITS POPULATION DENSITY, 26,403 PEOPLE PER SQUARE MILE. WITH HIGH DENSITIES COMES THE ABILITY FOR TROUBLE TO OCCUR WHICH IS WHAT NEW YORK IS ASSOCIATED WITH. GROUPS SUCH AS THE MAFIAS, FIVE FAMILIES, AND GANGS SUCH AS THE SUPREME TEAM AND BLACK SPADES GREW IN THE 20TH CENTURY. IN 2007 THERE WAS A REPORTED MURDER RATE OF 496 PEOPLE IN NEW YORK CITY ALONE. EVEN THOUGH THIS IS A LARGE NUMBER, IT IS ACTUALLY A 17% DECREASE FROM 2006 BUT IT IS STILL NOT THE BEST IT CAN BE.



THE BRONX IS THE NORTHERNMOST BOROUGH OF NEW YORK CITY'S FIVE BOROUGHS AND THE NEWEST OF NEW YORK STATE'S 62 COUNTIES. IT IS THE ONLY BOROUGH LOCATED PRIMARILY ON THE MAINLAND, WHILE THE OTHER FOUR ARE ON ISLANDS. IN 2008, THE U.S. CENSUS BUREAU ESTIMATED THAT THE BRONX'S POPULATION ON JULY 1, 2007 WAS 1,373,659. ALTHOUGH THE BRONX IS THE THIRD MOST DENSELY POPULATED COUNTY IN THE U.S. ABOUT A QUARTER OF ITS LAND IS OPEN SPACE. THE BRONX CONTAINS THE NATION'S POOREST CONGRESSIONAL DISTRICT, AND PARTICULARLY THE SOUTH BRONX, SAW A SHARP DECLINE IN POPULATION, LIVABLE HOUSING AND QUALITY OF LIFE IN THE LATE 1960S AND THE 1970S. THE SOUTH BRONX HAS NO OFFICIAL BOUNDARIES AND THE NAME HAS BEEN USED TO REPRESENT POVERTY IN THE BRONX. IT IS FILLED WITH HIGH-DENSITY APARTMENT BUILDINGS, LOW INCOME PUBLIC HOUSING COMPLEXES, AND MULTI-UNIT HOMES.



BRONX COMMUNITY DISTRICT 9

TOTAL POPULATION	1980	1990	2000
Number	167,627	155,970	167,859
% Change	—	-7.0	7.6

VITAL STATISTICS	2000	2005
Births: Number	2,714	2,505
Rate per 1000	16.2	14.9
Deaths: Number	1,057	1,074
Rate per 1000	6.3	6.4
Infant Mortality: Number	13	18
Rate per 1000	4.8	7.2

INCOME SUPPORT	2000	2007
Public Assistance (AFDC, Home Relief)	20,485	13,827
Supplemental Security Income	10,261	11,607
Medicaid Only	15,186	40,015
Total Persons Assisted	45,932	65,449
Percent of Population	27.4	39.0

TOTAL LAND AREA	
Acres:	2,594.3
Square Miles:	4.1



LAND USE, 2006

	Lots	Lot Area	
		Sq. Ft.(000)	%
1- 2 Family Residential	6,120	17,098.4	21.1
Multi-Family Residential	3,041	24,927.9	30.8
Mixed Resid. / Commercial	280	2,137.5	2.6
Commercial / Office	280	4,986.4	6.2
Industrial	78	3,202.2	4.0
Transportation / Utility	73	1,810.7	2.2
Institutions	142	4,700.8	5.8
Open Space / Recreation	56	11,774.9	14.6
Parking Facilities	179	1,257.4	1.6
Vacant Land	476	6,681.0	8.3
Miscellaneous	30	2,304.7	2.9
Total	10,755	80,881.9	100.0

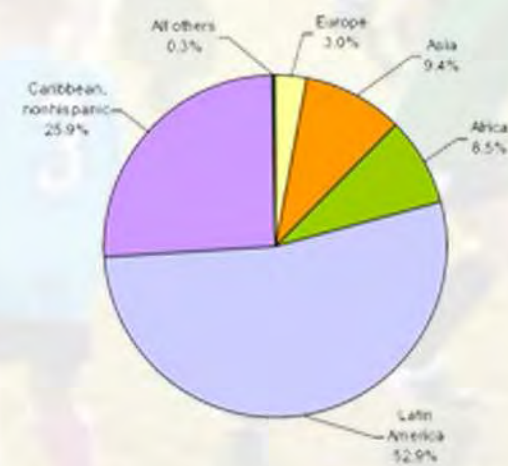
Bronx Community District 9	Number	Percent
Total Population	167,859	100.0
White Nonhispanic	7,065	4.2
Black Nonhispanic	55,750	33.2
Asian and Pacific Islander Nonhispanic	6,151	3.7
Other Nonhispanic	2,188	1.3
Two or More Races Nonhispanic	3,971	2.4
Hispanic Origin	92,734	55.2
Female	90,790	54.1
Male	77,069	45.9
Under 5 years	13,791	8.2
5 to 9 years	15,345	9.1
10 to 14 years	14,130	8.4
15 to 19 years	12,855	7.7
20 to 24 years	12,328	7.3
25 to 44 years	50,569	30.1
45 to 64 years	33,708	20.1
65 years and over	15,133	9.0
18 years and over	116,787	69.6
In households	166,892	99.4
In family households	146,334	87.2
Householder	41,971	25.0
Spouse	19,053	11.4
Own child under 18 years	42,313	25.2
Other relatives	37,002	22.0
Nonrelatives	5,995	3.6
In nonfamily households	20,558	12.2
Householder	17,287	10.3
Householder 65 years and over living alone	4,689	2.8
Nonrelatives	3,271	1.9
In group quarters	967	0.6
Total Households	59,258	100.0
Family households	41,971	70.8
Married-couple family	19,053	32.2
With related children under 18 years	10,810	18.2
Female householder, no husband present	18,989	32.0
With related children under 18 years	13,748	23.2
Male householder, no wife present	3,929	6.6
With related children under 18 years	2,121	3.6
Nonfamily households	17,287	29.2
Households with one or more persons 65 years and over	11,999	20.2
Persons Per Family	3.34	-
Persons Per Household	2.82	-
Total Housing Units	63,459	-
Occupied Housing Units	59,258	100.0
Renter occupied	47,499	80.2
Owner occupied	11,759	19.8
By Household Size:		
1 person household	14,814	25.0
2 person household	14,916	25.2
3 person household	11,899	20.1
4 person household	8,879	15.0
5 persons and over	8,750	14.8
By Age of Householder:		
15 to 24 years	2,868	4.9
25 to 44 years	25,525	43.1
45 to 64 years	20,905	35.3
65 years and over	9,940	16.8

Source: U.S. Census Bureau, 2000 Census SF1

Population Division - NYC Department of City Planning (Dec 2001)

Foreign-born Population Census 2000 Bronx Community District 9

Foreign-born by Area of Origin

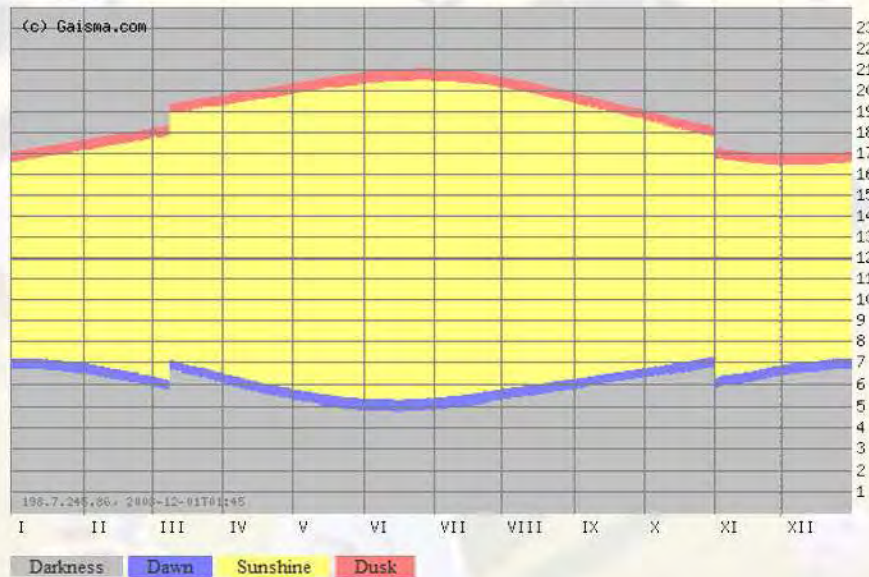


CD foreign-born = 40,784

Foreign-born as a percent of total population = 24.4 %

Foreign-born Rank Ordered by Country of Birth

	NUMBER	PERCENT
TOTAL, Foreign-born	40,784	100.0
Dominican Republic	10,873	26.7
Jamaica	4,022	9.9
Ecuador	2,856	7.0
Guyana	2,797	6.9
Mexico	2,493	6.1
Honduras	1,641	4.0
Ghana	1,494	3.7
Bangladesh	1,388	3.4
Trinidad and Tobago	979	2.4
China*	950	2.3
All Others	11,291	27.7



Variable	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
Insolation, kWh/m ² /day	1.79	2.66	3.66	4.44	5.21	5.70	5.65	5.00	3.98	2.89	1.89	1.57
Clearness, 0 - 1	0.45	0.49	0.49	0.47	0.48	0.49	0.50	0.50	0.48	0.47	0.43	0.44
Temperature, °F	25.72	28.65	36.95	48.20	60.13	69.76	74.21	72.34	65.01	52.88	42.08	31.30
Wind speed, mph	13.69	13.85	14.03	13.33	11.70	10.80	9.82	9.51	10.11	11.16	12.80	13.51
Precipitation, in	3.38	3.12	4.01	4.00	4.21	3.43	4.37	4.06	3.76	3.30	4.15	3.67
Wet days, d	10.4	9.6	10.8	10.4	11.3	10.3	9.6	9.2	8.1	7.7	10.4	11.0

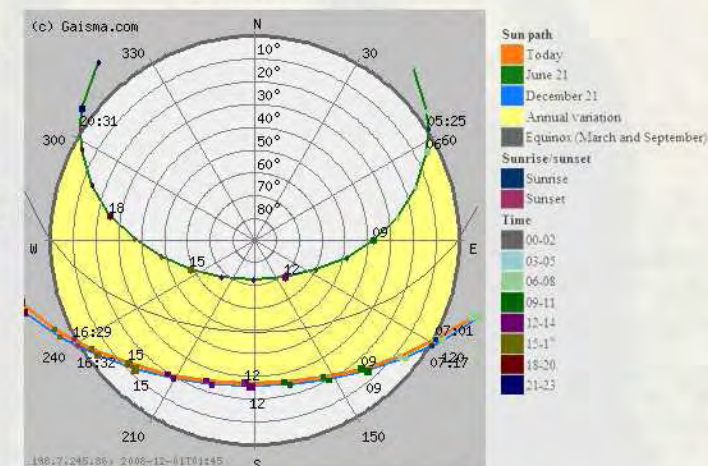
These data were obtained from the NASA Langley Research Center Atmospheric Science Data Center; New et al. 2002

THE CHART ABOVE IS THE SOLAR RADIATION AND SURFACE METEOROLOGY CHART SHOWING 6 VARIABLES FOR ALL 12 MONTHS. THE INSOLATION VARIABLE IS FOR THE MONTHLY AVERAGE OF TOTAL SOLAR RADIATION INCIDENT ON A HORIZONTAL SURFACE. THE CLEARNESS RANGES FROM 0 AS VERY OVERCAST TO 1 AS SUNNY. THE OTHERS ARE CLEAR ENOUGH TO UNDERSTAND WITHOUT CLARIFICATION. THE LAST DIAGRAM IS THE SUN PATH DIAGRAM TO THE RIGHT. THIS SHOWS THE AZIMUTH ANGLE, ELEVATION ANGLE, TODAY'S SUN PATH IN ORANGE, THE SUN PATH ON JUNE 21ST IN GREEN, ON DECEMBER 21ST IN BLUE, DURING THE EQUINOX IN GREY, ALSO SUNRISE AND SUNSET WHEN THE AZIMUTH ANGLE HITS THE LAST/EXTERIOR CIRCLE.

Date	Sunrise	Sunset	Length	Change	Dawn	Dusk	Length	Change
Today	07:00	16:29	9:29		06:30	17:00	10:30	
+1 day	07:01	16:29	9:28	00:01 shorter	06:31	17:00	10:29	00:01 shorter
+1 week	07:07	16:28	9:21	00:08 shorter	06:36	16:59	10:23	00:07 shorter
+2 weeks	07:13	16:29	9:16	00:13 shorter	06:42	17:00	10:18	00:12 shorter
+1 month	07:20	16:38	9:18	00:11 shorter	06:49	17:09	10:20	00:10 shorter
+2 months	07:09	17:10	10:01	00:32 longer	06:40	17:39	10:59	00:29 longer
+3 months	06:31	17:46	11:15	01:46 longer	06:04	18:14	12:10	01:40 longer
+6 months	05:27	20:20	14:53	05:24 longer	04:55	20:53	15:58	05:28 longer

Notes: Daylight saving time, * = Next day.

THE CLIMATIC DATA SHOWN IS NOT FOR ONLY THE BRONX, BUT FOR THE ENTIRE STATE OF NEW YORK. IN THE UPPER TWO GRAPHS SUN CONDITIONS ARE SEEN. THE LEFT GRAPH SHOWS THE HOURS OF SUNSHINE OVER 24 HOURS FOR ALL 12 MONTHS. THE GREY SECTION SIGNIFIES DARKNESS, YELLOW IS FOR SUNSHINE, BLUE FOR DAWN AND PINK FOR DUSK. THE LINE THAT SEPARATES DAWN FROM SUNSHINE IS CONSIDERED SUNRISE WHILE THE LINE BETWEEN DUSK AND THE SUNSHINE IS CONSIDERED SUNSET. THE CHART TO THE RIGHT CLARIFIES THE GRAPH OF THE SUN CONDITIONS.





SOUNDVIEW PARK, BRONX, NEW YORK

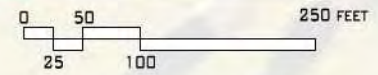
SITE LOCATION



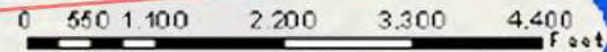
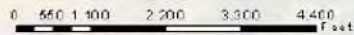
SOUNDVIEW PARK IN THE BRONX IS KNOWN FOR BEING A FORMER LANDFILL THAT WAS FILLED IN AND TURNED INTO A PARK FOR THE LOW-INCOME COMMUNITY. THE AREA IS COMPOSED OF POOR OR BELOW POVERTY LEVEL MULTI FAMILY COMPLEXES RANGING FROM TWO STOREY TO TWENTY STOREY BUILDINGS. I CHOSE THE SITE BECAUSE OF THE PROXIMITY TO AN ELEMENTARY SCHOOL (HIGHLIGHTED IN BLUE) AND PROXIMITY TO PLAYGROUNDS (YELLOW), A TRACK (PURPLE), BASEBALL FIELDS (GREEN), TENNIS COURTS (ORANGE) AND OTHER COURTS. IT WAS ALSO CHOSEN BECAUSE OF THE COMMUNITY AND THE NEED FOR AN AFTER SCHOOL CENTER IN THE AREA. THE PLAYGROUNDS ARE RATED AS LEVEL TWO HANDICAPPED AREAS MEANING THAT THEY ARE EQUIPPED WITH RAMPS FOR WHEELCHAIR ACCESS.



THE CENTRAL PIECE OF THE SITE IS THE PROPOSED LOCATION OF MY BUILDING, ALONG METCALF AVE ON A PURELY OPEN PARK A 500' BY 500' SQUARE SITE CENTERED BETWEEN THE BASEBALL FIELDS, TRACK, HANDBALL COURTS, SOCCER FIELD AND TENNIS COURTS AREA. THE AREA TO THE EAST AND NORTHEAST ARE MULTI FAMILY UNITS COMPOSED OF TWO STOREY BUILDINGS (YELLOW), TO THE SOUTHWEST ARE SEVEN STOREY UNITS (GREEN), AND MULTI FAMILY UNITS TO THE NORTHWEST REACHING ABOUT TWENTY STOREYS (BLUE).



■ SITE SECTIONS



SITE DIMENSIONS

SITE DIMENSIONS

30

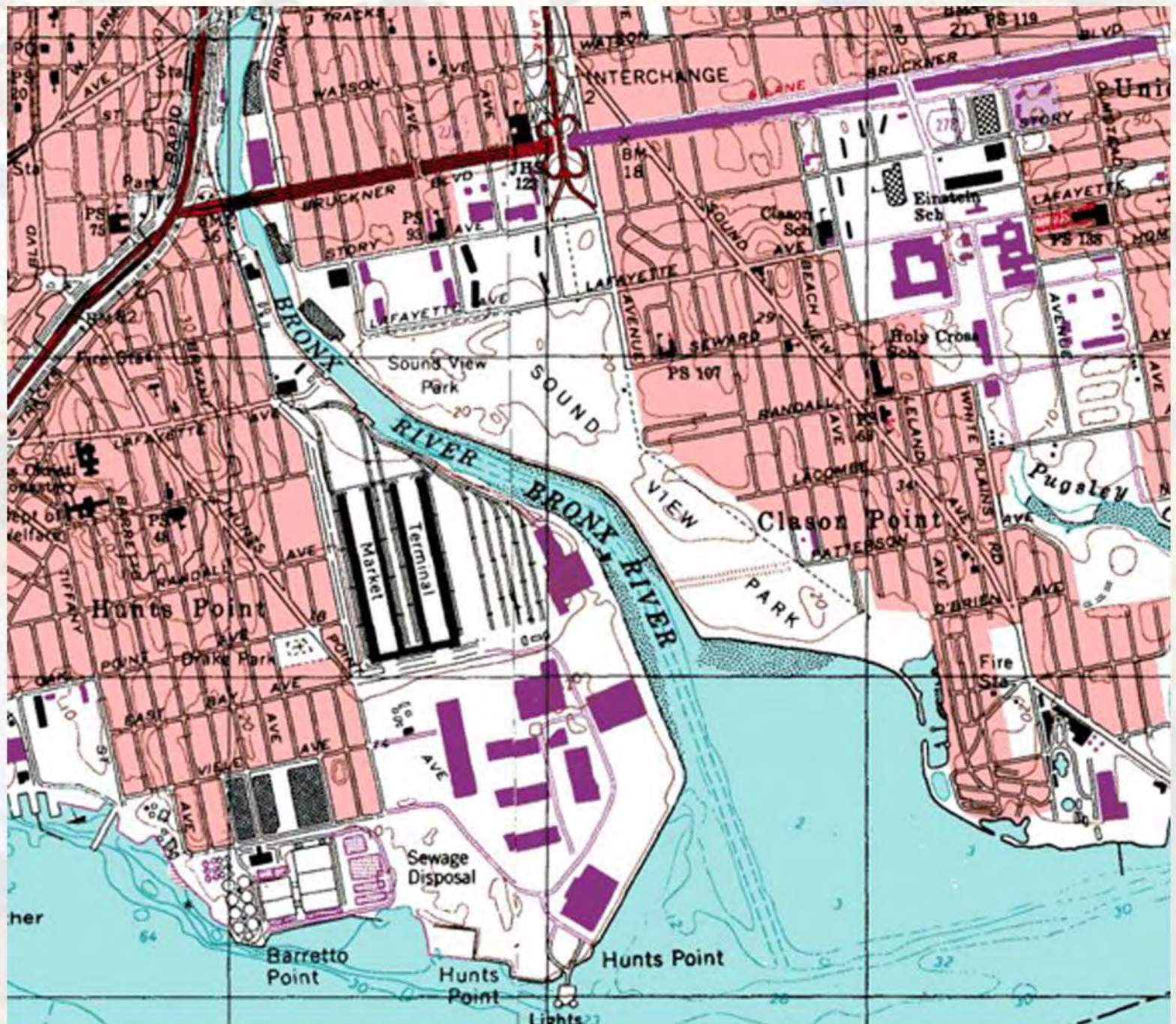


Residential Land Uses

- One & Two Family Buildings
- Multi-Family Buildings
- Mixed Residential and Commercial Buildings

Non-Residential Land Uses

- Commercial / Office Buildings
- Industrial / Manufacturing
- Open Space and Outdoor Recreation
- Public Facilities and Institutions
- Transportation and Utility
- Parking Facilities
- Vacant Land
- All Others or No Data





THE LOCATION OF MY SITE WAS PARTIALLY DECIDED BECAUSE OF ITS PROXIMITY TO THE AREAS SCHOOLS. AS SEEN IN THE MAP THERE IS AN ELEMENTARY SCHOOL LABELLED AS 10 ABOUT 400 FEET FROM MY SITE. THERE ARE ALSO A FEW OTHER SCHOOLS WITHIN A 1 MILE RADIUS OF THE SITE.





[HTTP://WWW.NYCGOVPARKS.ORG](http://www.nycgovparks.org)

SITE PHOTOS





SITE PHOTOS

37





SITE PHOTOS

A group of children are playing soccer on a grassy field. They are wearing various colored jerseys (white, blue, green, red) and shorts. Several soccer balls are visible on the grass. The scene is captured from a high angle, showing the children's shadows on the grass.

REGULATORY ENVIRONMENT



R-RESIDENTIAL

C-COMMERCIAL

M-MANUFACTURING

SITE ZONING

41

302.3 Mixed occupancies. Where a building is occupied by two or more uses not included in the same occupancy classification, the building or portion thereof shall comply with Section 302.3.1 or 302.3.2 or a combination of these sections.

Exceptions:

1. Occupancies separated in accordance with Section 508.
2. Areas of Group H-2, H-3, H-4 or H-5 occupancies shall be separated from any other occupancy in accordance with Section 302.3.2.
3. Where required by Table 415.3.2, areas of Group H-1, H-2 or H-3 occupancy shall be located in a separate and detached building or structure.
4. Accessory use areas in accordance with Section 302.2.
5. Incidental use areas in accordance with Section 302.1.1.

302.3.1 Nonseparated occupancies. Each portion of the building shall be individually classified as to occupancy.

The required type of construction for the entire building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

All other code requirements shall apply to each portion of the building based on the occupancy of that space except that the most restrictive applicable provisions of Section 403 and Chapter 9 shall apply to these nonseparated occupancies. Fire separations are not required between occupancies, except as required by other provisions.

302.5 Separation of different tenancies. Spaces or dwelling units occupied by different tenants shall be separated by fire barriers having at least 1-hour fire resistance rating.

Exceptions:

1. Non-residential spaces occupied by different tenants located in buildings that are sprinklered throughout.
2. Tenant spaces in covered mall buildings complying with Section 402.

THE REGULATIONS ABOVE TALK ABOUT MIXED OCCUPANCY BUILDINGS WHICH IS WHAT THIS ONE IS CONSIDERED TO BE BECAUSE OF THE ADDED PROGRAM OF THE HOMELESS BEDROOMS. IT ALSO TALKS ABOUT THE SEPARATION OF THE DIFFERENT PROGRAMS AND IF THE BUILDING DOES NOT HAVE A SEPARATION BETWEEN THE PROGRAM, THERE IS A CHART TO FOLLOW THAT TELLS WHAT THE FIRE WALL RATING BETWEEN THE TWO AREAS WOULD HAVE TO BE FOR BEING SAFELY CONNECTED TO EACH OTHER. THE SEPARATION OF TENANCIES SPEAKS ABOUT THE SEPARATION BETWEEN DWELLING SPACES OR BETWEEN EACH OF THE HOMELESS BEDROOMS.

SECTION BC 303
ASSEMBLY GROUP A

303.1 Assembly Group A. Assembly Group A occupancy includes, among others, the use of a building or structure or a portion thereof, excluding a dwelling unit, for the gathering together of any number of persons for purposes such as civic, social or religious functions, recreation, food or drink consumption, awaiting transportation, or similar group activities; or when occupied by 75 persons or more for educational or instructional purposes.

Exceptions:

1. A room or space used for assembly purposes by fewer than 75 persons and accessory to another occupancy shall be included as a part of that occupancy
2. A building or non-accessory tenant space used for assembly purposes by fewer than 75 persons shall be considered a Group B occupancy.

Assembly occupancies shall include the following:

A-3 Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

Amusement arcades

Art galleries

Bowling alleys

Cafeterias for children up to and including the 12th grade

Classrooms and instructional rooms with 75 persons or more; such rooms with fewer than 75 persons shall be classified as Group B or E

Community halls

Courtrooms

Custodial care facilities with 75 or more persons, providing care to persons over the age of 2, where no more than four occupants are incapable of responding to an emergency situation without physical assistance from staff

Dance studio or instruction (not including food or drink consumption)

Exhibition halls

Funeral parlors

Gymnasiums (without spectator seating)

Houses of worship

Indoor swimming pools (without spectator seating)

Indoor tennis courts (without spectator seating)

Lecture halls

Museums

Waiting areas in transportation terminals

Pool and billiard parlors

School auditoriums

SECTION 310
RESIDENTIAL GROUP R

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for dwelling or sleeping purposes when not classified as Institutional Group I. Buildings containing 3 or more dwelling units shall be subject to the New York State Multiple Dwelling Law. Residential occupancies shall be classified as Groups R-1, R-2, or R-3.

310.1.1 Group R-1. This occupancy shall include:

1. Residential buildings or spaces occupied, as a rule, transiently, for a period less than one month, as the more or less temporary abode of individuals or families who are lodged with or without meals, including, but not limited to, the following:

Class B multiple dwellings as defined in Section 27-2004 of the *New York City Housing Maintenance Code* and Section 4 of the New York State Multiple Dwelling Law

Exception: Class B multiple dwellings classified in Group I-1.

Club houses.

Hotels (transient)

Motels (transient)

Rooming houses (boarding houses – transient)

Settlement houses

Vacation timeshares

2. College or school student dormitories, except for student apartments classified as an R-2 occupancy
3. Congregate living units owned and operated by a government agency or not-for-profit organization, where the number of occupants in the dwelling unit exceeds the limitations of a family as defined, including, but not limited to, the following:

Adult homes or enriched housing with 16 or fewer occupants requiring supervised care within the same building on a 24-hour basis

Fraternity and sorority houses

Homeless shelters

TABLE 302.3.2
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)*

USE	A-1	A-2	A-3	A-4	A-5	B ^b	E	F-1	F-2	H-1	H-2	H-3	H-4	H-5	I-1	I-2	I-3	I-4	M ^b	R-1	R-2	R-3, R-4	S-1	S-2 ^c	U
A-1	—	2	2	2	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-2 ^d	—	—	2	2	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-3	—	—	—	2	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-4	—	—	—	—	2	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
A-5	—	—	—	—	—	2	2	3	2	NP	4	3	2	4	2	2	2	2	2	2	2	2	3	2	1
B ^b	—	—	—	—	—	—	2	3	2	NP	2	1	1	1	2	2	2	2	2	2	2	2	3	2	1
E	—	—	—	—	—	—	—	3	2	NP	4	3	2	3	2	2	2	2	2	2	2	2	3	2	1
F-1	—	—	—	—	—	—	—	—	3	NP	2	1	1	1	3	3	3	3	3	3	3	3	3	3	3
F-2	—	—	—	—	—	—	—	—	—	NP	2	1	1	1	2	2	2	2	2	2	2	2	3	2	1
H-1	—	—	—	—	—	—	—	—	—	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	1	2	2	4	4	4	4	4	2	4	4	4	2	2	1
H-3	—	—	—	—	—	—	—	—	—	—	—	1	1	4	3	3	3	3	1	3	3	3	1	1	1
H-4	—	—	—	—	—	—	—	—	—	—	—	—	—	1	4	4	4	4	1	4	4	4	1	1	1
H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	4	4	3	1	4	4	4	1	1	3
I-1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	2	2	2	2	2	4	3	2
I-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	2	2	2	2	3	2	1
I-3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	2	2	2	3	2	1
I-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	2	2	3	2	1
M ^b	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	3	2	1
R-1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	3	2	1
R-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	3	2	1
R-3, R-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	2 ^d	1 ^d
S-1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	3
S-2 ^c	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1
U	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

For SI: 1 square foot = 0.0929 m².

NP = Not Permitted.

- See Section 302.3.2 for reductions permitted.
- Occupancy separation need not be provided for storage areas with Groups B and M if any of the following conditions apply:
 - The storage area is less than 10 percent of the floor area of the story; and less than 3000 square feet (278.7 m²).
 - The storage area is provided with an automatic fire-extinguishing system and is less than 3,000 square feet (278.7 m²); or
 - The storage area is less than 1,000 square feet (92.9 m²).
- See exception to Section 302.3.2.
- See Section 406.1.4
- Commercial kitchens need not be separated from the restaurant seating areas that they serve, provided:
 - The cooking equipment is vented directly to the outdoors; and
 - A draft curtain of noncombustible materials, at least 24 inches (610 mm) down from the ceiling, is provided to separate the cooking facilities from the restaurant seating areas; and
 - Sprinkler heads constructed in accordance with the provisions of this code are provided in the kitchen side of the curtain, within 24 inches (610 mm) of the curtain opening, and any other openings including doors between the kitchen and the seating areas, and spaced not more than 48 inches (1210 mm) on center for each opening that is more than 60 inches (1524 mm) wide.

BASED ON THE INFORMATION ABOUT THE BUILDING, IT IS CLASSIFIED AS AN A-3 ASSEMBLY AND R-1 RESIDENTIAL BUILDING. SINCE THESE ARE TWO MIXED OCCUPANCIES I HAD TO GO TO THE CHART ABOVE TO CLASSIFY WHAT THE FIRE RATING WOULD HAVE TO BE AT THE SEPARATING WALLS. FOLLOWING THE CHART I SEE THAT THE FIREWALL RATING IS A 2 HOUR RATING, MEANING IT SHOULD TAKE ABOUT TWO HOURS FOR THE FIRE TO MAKE IT PAST THE WALL. THIS IS DONE TO KEEP THE OCCUPANTS OF BOTH PARTS OF THE BUILDING SAFE FROM EACH OTHER. IT MIGHT BE EASIER FOR A FIRE TO START IN THE KITCHEN AREA OF THE ASSEMBLY PART OF THE BUILDING THAN IN THE BEDROOMS SO THE BEDROOMS WILL HAVE AMPLE WARNING (2 HOURS) TO ESCAPE BEFORE THE FIRE HITS THEM.

303.2 Certificate of Operation. A Certificate of Operation shall be required, as per Section 28-117.1, for the following places of assembly:

1. Indoor places of assembly used or intended for use by 75 persons or more, including open spaces at 20 feet (6096 mm) or more above or below grade, such as roofs or roof terraces.
2. Outdoor places of assembly used and intended for use by 200 persons or more.

SECTION BC 602 **CONSTRUCTION CLASSIFICATION**

602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Buildings constructed or altered inside the fire district shall further comply with Appendix D.

602.1.1 Minimum requirements. A building or portion thereof shall not be required to conform to the details of a type of construction higher than that type, which meets the minimum requirements based on occupancy even though certain features of such a building actually conform to a higher type of construction. Classification shall be that of the minimum requirement unless all of the requirements for the higher type of construction are met.

602.2 Types I and II. Type I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials.

THE CONSTRUCTION CLASSIFICATION ABOVE IS NEEDED TO FIND OUT THINGS SUCH AS WHAT REGULATIONS NEED TO BE FOLLOWED FOR THE BUILDING MATERIAL. I HAVE SELECTED THE TYPE 1 AND 2 CONSTRUCTION MATERIALS, LEANING MORE TOWARDS THE NON-COMBUSTIBLES OF TYPE 2. TYPE 1 AND 2 ARE VERY SIMILAR AND HAVE TO FOLLOW A LOT OF THE SAME RULES SINCE TYPE 1 IS FIREPROOF AND TYPE 2 IS CONSIDERED NON-COMBUSTIBLE. ALSO LISTED ABOVE, THERE HAS TO BE A CERTIFICATE OF OCCUPATION FOR THE ASSEMBLY AREA MEANT FOR 75 PEOPLE OR MORE AND FOR A BUILDING THAT HAS A ROOF TERRACE AREA.

SECTION BC 603
COMBUSTIBLE MATERIAL IN TYPE I
AND II CONSTRUCTION

603.1 Allowable materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3.

1. Fire-retardant-treated wood, complying with Section 2303.2, shall be permitted in:

- 1.1. Nonbearing interior partitions where the required fire-resistance rating is 1 hour or less.

Exception: Public corridors and exits shall be constructed of noncombustible materials.

- 1.2. Roof construction as permitted in Table 601, Note c, Item 3.

2. Thermal and acoustical insulation, other than foam plastics, having a flame spread index of not more than 25.

Exceptions:

1. Insulation placed between two layers of combustible materials without an intervening airspace shall be allowed to have a flame spread index of not more than 100.
 2. Insulation installed between a finished floor and solid decking without intervening airspace shall be allowed to have a flame spread index of not more than 200.
 3. Foam plastics in accordance with Chapter 26.
 4. Roof coverings that have an A or B classification as defined in Section 1505.
 5. Interior floor finish and interior finish, trim and millwork such as doors, door frames, window sashes and frames, as permitted by Chapter 8.
 6. Where not installed over 15 feet (4572 mm) above grade, show windows, nailing or furring strips, wooden bulkheads below show windows, their frames, aprons and show cases, as permitted by Section 1405.
 7. Finished flooring applied directly to the floor slab or to wood sleepers that are firestopped in accordance with Section 717.2.7, where combustible finish flooring is permitted by Chapter 8.

8. Partitions dividing portions of stores, offices or similar places occupied by one tenant only and which do not establish a corridor serving an occupant load of 30 or more shall be permitted to be constructed of fire-retardant-treated wood, 1-hour fire-resistance-rated construction or of wood panels or similar light construction up to 6 feet (1829 mm) in height.
9. Platforms as permitted in Section 410.
10. Combustible exterior wall coverings in accordance with Chapter 14.
11. Blocking such as for handrails, millwork, cabinets and window and door frames.
12. Light-transmitting plastics as permitted by Chapter 26.
13. Mastics and caulking materials applied to provide flexible seals between components of exterior wall construction.
14. Exterior plastic veneer installed in accordance with Section 2605.2.
15. Nailing or furring strips as permitted by Section 803.4.
16. Heavy timber as permitted by Note c, Item 2, Table 601 and Section 602.4.7.
17. Aggregates, component materials and admixtures as permitted by Section 703.2.2.
18. Sprayed cementitious and mineral fiber fire-resistance-rated materials installed to comply with Section 1704.11.
19. Materials used to protect penetrations in fire-resistance-rated assemblies in accordance with Section 712.
20. Materials used to protect joints in fire-resistance-rated assemblies in accordance with Section 713.
21. Materials allowed in the concealed spaces of buildings of Type I and II construction in accordance with Section 717.5.
22. Materials exposed within plenums complying with Section 602 of the *New York City Mechanical Code*.

603.1.1 Ducts. The use of nonmetallic ducts shall be permitted when installed in accordance with the limitations of the *New York City Mechanical Code*.

603.1.2 Piping. The use of combustible piping materials shall be permitted when installed in accordance with the limitations of the *New York City Plumbing Code*.

603.1.3 Electrical. The use of electrical wiring methods with combustible insulation, tubing, raceways and related components shall be permitted when installed in accordance with the limitations of the *New York City Electrical Code*.

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT (hours)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V ¹	
	A	B	A ^d	B	A ^d	B	HT	A ^d	B
Structural frame ^a Including columns, girders, trusses	3 ^b	2 ^b	1	0	1	0	HT	1	0
Bearing walls									
Exterior ^{f,g}	3	2	1	0	2	2	2	1	0
Interior	3 ^b	2 ^b	1	0	1	0	1/HT	1	0
Nonbearing walls and partitions	See Table 602								
Exterior									
Nonbearing walls and partitions	See Section 602.4.6								
Interior ^e									
Floor construction ^h Including supporting beams and joists	2	2	1	0	1	0	HT	1	0
Roof construction Including supporting beams and joists	1 1/2 ^k	1 ^k	1 ^k	0	1 ^k	0	HT	1 ^k	0

For SI: 1 foot = 304.8 mm.

a. The structural frame shall be considered to be the columns and the girders, beams, trusses and spandrels having direct connections to the columns and bracing members designed to carry gravity loads. The members of floor or roof panels which have no connection to the columns shall be considered secondary members and not a part of the structural frame.

b. Roof supports: Fire-resistance ratings of structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.

c. 1. Except in Factory-Industrial (F-1), Hazardous (H), Mercantile (M) and Moderate-Hazard Storage (S-1) occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.

2. Except in Factory-Industrial (F) occupancies subject to regulation under Sections 264(1) and 264(2) of the New York State Labor Law, and in Group I-1, R-1, and Group R-2 occupancies, in all occupancies heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.

3. Except in Factory-Industrial (F) occupancies subject to regulation under Sections 264(1) and 264(2) of the New York State Labor Law, and in Group I-1, R-1, and Group R-2 occupancies, in Type I and II construction, fire-retardant-treated wood shall be allowed in buildings including girders and trusses as part of the roof construction when the building is:

- i. Type II construction of any height; or
- ii. Type I construction two stories or less; or when over two stories, the vertical distance from the upper floor to the roof is 20 feet or more.

d. An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance with Section 506.3 or an allowable height increase in accordance with Section 504.2. The 1-hour substitution for the fire resistance of exterior walls shall not be permitted.

e. Not less than the fire-resistance rating required by other sections of this code.

f. Not less than the fire-resistance rating based on fire separation distance (see Table 602).

g. See footnote (d) of Table 602.

h. See Section 711.3 for additional requirements.

i. Type V construction is not permitted inside fire districts.

501.3 Fire Department access.

501.3.1 Frontage. Every building, exclusive of accessory buildings, shall have at least 8 percent of the total perimeter of the building adjoining a street or frontage space. For the purposes of this section, building perimeter shall be measured at that story having the maximum enclosed floor area; and buildings provided with a front yard or front setback no deeper than 30 feet (9144 mm) in compliance with the Zoning Resolution shall be considered as adjoining the street or frontage space.

501.3.2 Building access. Provisions shall be made for access by the Fire Department to every building in accordance with this section.

Exception: The provisions of Section 501.3.2 shall not apply to any story that is completely protected by an automatic sprinkler system complying with Section 903.3.1. Such exception shall not apply to access to cellars or basements as required by Section 54 of the New York State Multiple Dwelling Law.

501.3.2.1 Above grade. Access shall be provided directly from the outdoors to each story below a height of 100 feet (30 480 mm) except to the first story or ground floor, by at least one window or readily identifiable access panel within each 50 feet (15 240 mm) or fraction thereof of horizontal length of every wall that fronts on a street or frontage space. All windows shall be openable from the inside or breakable from both the inside and the outside, and shall have a size when open of at least 24 inches by 36 inches (610 mm by 914 mm). Panels shall be openable from both the inside and outside and shall have a height when open of 48 inches (1219 mm) and a width of at least 32 inches (813 mm). The sill of the window or panel shall not be higher than 36 inches (914 mm) above the inside floor.

Exception: Where not all of the windows are openable or breakable, the windows intended to satisfy the requirements of Section 501.3.2.1 shall be readily identifiable.

THE ABOVE PORTION OF THE NEW YORK BUILDING CODES AND REGULATIONS TALKS ABOUT FIRE DEPARTMENT ACCESS ONTO THE SITE AND INTO THE BUILDING. THE AMOUNT OF STREET FRONTAGE AND EVEN THE SIZE A WINDOW MUST BE ON THE FIRST FLOOR TO ASSURE THAT SOMEONE CAN ESCAPE THROUGH IT IN THE CASE OF A FIRE OR ANY OTHER NEED TO ESCAPE THE BUILDING.

SECTION BC 1003
GENERAL MEANS OF EGRESS

1003.1 Applicability. The general requirements specified in Sections 1003 through 1012 shall apply to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge detailed elsewhere in this chapter.

1003.2 Ceiling Height. The means of egress shall have a ceiling height of not less than 7 feet, 6 inches (2286 mm).

Exceptions:

1. Ceilings that are permitted to be less than 7 feet, 6 inches (2286 mm) in accordance with Section 1208.2.
2. Ceilings of dwelling units and sleeping units within residential occupancies in accordance with Section 1208.2.
3. Allowable projections in accordance with Section 1003.3.
4. Stair headroom in accordance with Section 1009.2.
5. Door height in accordance with Section 1008.1.1.3.

1003.3 Protruding objects. Protruding objects shall comply with the requirements of Sections 1003.3.1 through 1003.3.4.

1003.3.1 Headroom. Protruding objects are permitted to extend below the minimum ceiling height required by Section 1003.2 provided a minimum headroom of 84 inches (2134 mm) shall be provided for any walking surface, including walks, corridors, aisles and passageways. Not more than 50 percent of the ceiling area of a means of egress shall be reduced in height by protruding objects.

Exception: Door closers and stops shall not reduce headroom to less than 78 inches (1981 mm).

A barrier shall be provided where the vertical clearance is less than 80 inches (2032 mm) high. The leading edge of such a barrier shall be located 27 inches (686 mm) maximum above the floor.

1003.3.2 Free-standing objects. A free-standing object mounted on a post or pylon shall not overhang that post or pylon more than 12 inches (305 mm) where the lowest point of the leading edge is more than 27 inches (686 mm) and less than 80 inches (2032 mm) above the walking surface. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground. Free-standing objects shall not reduce the required width of the means of egress.

Exception: This requirement shall not apply to sloping portions of handrails serving stairs and ramps.

1003.3.3 Horizontal projections. Structural elements, fixtures or furnishings shall not project horizontally from either side more than 4 inches (102 mm) over any walking surface between the heights of 27 inches (686 mm) and 80 inches (2032 mm) above the walking surface.

Exception: Handrails serving stairs and ramps are permitted to protrude 4.5 inches (114 mm) from the wall.

1003.3.4 Clear width. Protruding objects shall not reduce the minimum clear width of accessible routes as required by Section 1104.

1003.4 Floor surface. Walking surfaces of the means of egress shall have a slip-resistant surface and be securely attached.

1003.5 Elevation change. Where changes in elevation of less than 12 inches (305 mm) exist in the means of egress, sloped surfaces shall be used. Where the slope is greater than one unit vertical in 20 units horizontal (5-percent slope), ramps complying with Section 1010 shall be used. Where the difference in elevation is 6 inches (152 mm) or less and the ramp is not equipped with handrails, the floor finish materials shall contrast with adjacent floor finish materials.

Exceptions. At locations that are not required to be accessible by Chapter 11:

1. A single step with a maximum riser height of 7 inches (178 mm) is permitted for buildings with occupancies in:
 - 1.1. Groups F, H, R-2 and R-3, and
 - 1.2. Groups S and U at exterior doors.
2. A step with a single riser or a stair with two risers and a tread is permitted provided that the risers and treads comply with Section 1009.3, the minimum depth of the tread is 13 inches (330 mm) and at least one handrail complying with Section 1009.11 is provided within 30 inches (762 mm) of the centerline of the normal path of egress travel on the stair.
3. An aisle serving seating that has a difference in elevation less than 12 inches (305 mm) is permitted provided that the risers and treads comply with Section 1024.11 and the aisle is provided with a handrail complying with Section 1024.13.

Any change in elevation in a corridor serving nonambulatory persons in a Group I-2 occupancy shall be by means of a ramp or sloped walkway.

1003.6 Means of egress continuity. The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the required width of a means of egress except projections permitted by this chapter. The required capacity of a means of egress system shall not be diminished along the path of egress travel.

1003.7 Elevators, escalators and moving walks. Elevators, escalators and moving walks shall not be used as a component of a required means of egress from any other part of the building.

Exception: Elevators used as a component of an accessible means of egress in accordance with Section 1007.4.

SECTION BC 1004 **OCCUPANT LOAD**

1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be established by the largest number computed in accordance with Sections 1004.1.1 through 1004.1.3.

1004.1.1 Actual number. The actual number of occupants for whom each occupied space, floor or building is designed.

1004.1.2 Number by Table 1004.1.2. The number of occupants computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2.

1004.1.3 Number by combination. Where occupants from accessory spaces egress through a primary area, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory space.

1004.1.4 Modifications. Where the actual number of occupants of any space will be significantly lower than listed in Table 1004.1.2, the commissioner may establish a lower basis for the determination of the number of occupants.

1004.1.5 Unlisted occupancies. Where data regarding the square feet area per person for an occupancy is not listed in Table 1004.1.2, the occupant load shall be established by a registered design professional, subject to the approval of the commissioner.

TABLE 1015.1
EXIT ACCESS TRAVEL DISTANCE^a

<u>OCCUPANCY</u>	<u>WITHOUT SPRINKLER SYSTEM (feet)</u>	<u>WITH SPRINKLER SYSTEM (feet)</u>
<u>A</u>	See Section 1024.7	
<u>E, F-1, I-1, M, R, S-1</u>	<u>150</u>	<u>200^b</u>
<u>B</u>	<u>200</u>	<u>300^c</u>
<u>F-2, S-2, U</u>	<u>200</u>	<u>250^b</u>
<u>H-1</u>	<u>Not permitted</u>	<u>75^c</u>
<u>H-2</u>	<u>Not permitted</u>	<u>100^c</u>
<u>H-3</u>	<u>Not permitted</u>	<u>150^c</u>
<u>H-4</u>	<u>Not permitted</u>	<u>175^c</u>
<u>H-5</u>	<u>Not permitted</u>	<u>200^c</u>
<u>I-2, I-3, I-4</u>	<u>150</u>	<u>200^c</u>

For SI: 1 foot = 304.8 mm

a. See the following sections for modifications to exit access travel distance requirements:

Section 402: For the distance limitation in malls.

Section 404: For the distance limitation through an atrium space.

Section 1018.2: For buildings with one exit.

Chapter 31: For the limitation in temporary structures.

b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

See Section 903 for occupancies where sprinkler systems according to Section 903.3.1.2 are permitted.

c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

1015.3 Exterior egress balcony increase. Travel distances specified in Section 1015.1 shall be increased up to an additional 100 feet (30 480 mm) provided the last portion of the exit access leading to the exit occurs on an exterior egress balcony constructed in accordance with Section 1013.5. The length of such balcony shall not be less than the amount of the increase taken.

THIS CHART TALKS ABOUT THE MAXIMUM WALKING DISTANCE FOR AN OCCUPANT TO ANY EXIT. IT ALSO STATES THAT IF AN EXTERIOR EGRESS BALCONY IS ADDED, THE DISTANCE TO REACH THE EXIT CAN BE INCREASED AN ADDITIONAL 100 FEET. THE FEW SECTIONS BEFORE THIS ALSO TALK ABOUT MEANS OF EGRESS AND THE GENERAL REQUIREMENTS FOR THINGS SUCH AS STAIR HEIGHT AND EVEN CHANGES IN ELEVATION WHERE RAMPS INSTEAD OF STAIRS ARE ALLOWED.

SECTION BC 1104
ACCESSIBLE ROUTE

1104.1 Site arrival points. Accessible routes within the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

1104.2 Within a site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site and shall comply with Section 1104.5.

1104.3 Connected spaces. When a building, or portion of a building, is required to be accessible, an accessible route shall be provided to each portion of the building, to accessible building entrances connecting accessible pedestrian walkways and the public way. Where only one accessible route is provided, the accessible route shall not pass through kitchens, storage rooms, restrooms, closets or similar spaces.

Exceptions:

1. In assembly areas with seating required to be accessible, an accessible route shall not be required to serve seating where wheelchair spaces or designated aisle seats required to be on an accessible route are not provided.
2. Accessible routes shall not be required to mezzanines provided that the building or facility has no more than one story, or where multiple stories are not required to be connected by an accessible route as permitted by Section 1104.4.
3. A single accessible route is permitted to pass through a kitchen or storage room in an accessible dwelling unit.

1104.4 Multilevel buildings and facilities. At least one accessible route shall connect each accessible level, including mezzanines, in multilevel level buildings and facilities.

Exceptions:

1. An accessible route is not required to stories and mezzanines above and below accessible levels in non-residential buildings where the aggregate area of all such stories and mezzanines that are not provided with accessible routes is not more than 2,500 square feet (232.3 m²). This exception shall not apply to:
 - 1.1. Multiple tenant facilities of Group M occupancies containing five or more tenant spaces;
 - 1.2. Levels containing offices of health care providers (Group B or I);
 - 1.3. Passenger transportation facilities and airports (Group A-3 or B); or
 - 1.4. Levels frequented by the public for assembly, government, public utility or health facility purposes.

2. In group A, I, R and S occupancies, levels that do not contain accessible elements or other spaces required by in Sections 1107 or 1108 are not required to be served by an accessible route from an accessible level.
3. Where a two-story building or facility has one story with an occupant load of five or fewer persons that does not contain public use space, that story shall not be required to be connected by an accessible route to the story above or below.

1104.5 Location. Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall also be interior.

SECTION BC 1105 **ACCESSIBLE ENTRANCES**

1105.1 Public entrances. In addition to accessible entrances required by Sections 1105.1.1 through 1105.1.6, all public entrances shall be accessible.

Exceptions:

1. An accessible entrance is not required to areas that are not required to be accessible by this chapter or Appendix E.
2. Loading and service entrances that are not the only entrance to a building or a tenant space.
3. Revolving doors, revolving gates, or turnstiles shall not be required to be accessible provided that an accessible entrance is available adjacent to such revolving doors, revolving gates or turnstiles.

1105.1.6 Tenant spaces. All entrances to tenant spaces that are required to be accessible shall be accessible entrances.

1105.1.6.1 Dwelling units and sleeping units. Doors and doorways at entrance(s) to Accessible units, including hardware, shall comply with Section 404 (Doors and doorways) of ICC A117.1. Doors and doorways, including hardware, at entrance(s) to Type B units shall comply with Section 1003.5 (Doors and doorways) of ICC A117.1.

Exceptions:

1. An accessible entrance is not required to dwelling units and sleeping units that are not required to be Accessible units or Type B units.
2. Entrances to multi-story dwelling or sleeping units in R-2 occupancy as provided in Section 1107.2.5 that are not on the primary entry story to the unit and are not part of the accessible route required in exception 1 of Section 1107.2.5 shall not be required to be accessible.

1107.6 Group R. Occupancies in Group R shall be provided with accessible features in accordance with Sections 1107.6.1 through 1107.6.3.

1107.6.1 Group R-1. Group R-1 occupancies shall be provided with accessible features in accordance with Sections 1107.6.1.1 through 1107.6.1.3.

1107.6.1.1 Accessible units. In occupancies in Group R-1, accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1.1. All facilities on a site shall be considered to determine the total number of Accessible units. Accessible units shall be dispersed among the various classes of units. Roll-in showers provided in Accessible units shall include a permanently mounted folding shower seat. In addition, required Accessible units in occupancies in group R-1 shall comply with the following:

Where hard wiring of audible and visual smoke detectors and/or carbon monoxide detectors is not required to be provided by Chapter 9, portable smoke and/or carbon monoxide detectors with both audible and visual features shall be available for a minimum of three percent of the total number of dwelling and sleeping units, or fraction thereof, but not fewer than one. Such detectors shall have a flash frequency range of 60 to 120 flashes per minute. Where the average illumination level with motion present is more than 20 lumens per square foot, the visible signaling appliance shall have an effective intensity rating between 100 and 1000 candela. A sign with a minimum height of 3 inches (76 mm) shall be posted at the main desk or other equivalent locations indicating the availability of such detectors.

**TABLE 1107.6.1.1
ACCESSIBLE DWELLING AND SLEEPING UNITS**

<u>TOTAL NUMBER OF UNITS PROVIDED</u>	<u>MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS ASSOCIATED WITH ROLL- IN SHOWERS</u>	<u>TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS</u>
1 to 25	0	1
26 to 49	0	2
50 to 75	1	4
76 to 100	1	5
101 to 149	2	7
150 and over	1% of total*	5% of total*

* Where determination by percentage results in a number containing a decimal of 0.5 or more, the next higher number shall be used.

SECTION BC 1108
SPECIAL OCCUPANCIES

1108.1 General. In addition to the other requirements of this chapter and applicable provisions of Appendices E and N, the requirements of Sections 1108.2 through 1108.4 shall apply to specific occupancies.

1108.2 Assembly area seating. Assembly areas with seating shall comply with 1108.2.1 through 1108.2.8. Dining areas shall comply with 1108.2.9.

1108.2.1 Services. Services and facilities provided in areas not required to be accessible in Section 1108.2.9 shall be provided on an accessible level and shall be accessible.

1108.2.2 Wheelchair spaces. In theaters, bleachers, grandstands, stadiums, arenas and other assembly areas, accessible wheelchair spaces, companion seats, and designated aisle seats complying with ICC A117.1 including Section 802 (Assembly Areas) shall be provided in accordance with Sections 1108.2.2.1 through 1108.2.2.3. Required accessible wheelchair spaces and their companion seats as required in Section 1108.2.5 shall be delineated on the approved seating plans. Such spaces and seats which are unsold one day (24 hours) before the event shall be permitted to be released for sale to the public, including persons without physical disabilities.

1108.2.2.1 General Seating. Wheelchair spaces shall be provided in accordance with Table 1108.2.2.1.

**TABLE 1108.2.2.1
ACCESSIBLE WHEELCHAIR SPACES**

CAPACITY OF SEATING IN ASSEMBLY AREAS	MINIMUM REQUIRED NUMBER OF WHEELCHAIR SPACES
4 to 25	1
26 to 50	2
51 to 100	4
101 to 300	5
301 to 500	6
501 to 5,000	6, plus 1 for each 150, or fraction thereof, between 501 through 5,000
5,001 and over	36 plus 1 for each 200, or fraction thereof, over 5,000

SECTION BC D101

GENERAL

D101.1 Scope. The provisions of this appendix shall regulate the division of the city of New York into geographical territories known as fire districts and control the occupancy groups and construction classes permitted in the fire districts. Wherever reference is made to the Fire District, it shall be construed to mean the fire districts designated and referred to in this appendix.

D101.2 Establishment of fire district. The following city areas are hereby established as being inside the fire districts:

1. All of the borough of Bronx.

SECTION BC D102

BUILDING RESTRICTIONS

D102.1 Types of construction permitted. Every building hereafter erected within the fire district, or located partially in the fire district pursuant to Section D104.1, shall be either Type I, II, III or IV.

D102.2 Other specific requirements.

D102.2.2 Construction type. Every building, room, or space hereafter altered or erected shall be constructed as required based on the type of construction indicated in Chapter 6 except as provided in Section D102.2.4.

D102.2.3 Roof covering. Roof covering in the fire district shall conform to the requirements of Class A or B roof coverings as defined in Section 1505.

D102.2.4 Structural fire rating. The fire-resistance rating of walls, floors, roofs and their supporting structural members shall comply with Table 601 of Chapter 6, but in no event shall such rating be less than 1-hour.

Exceptions:

1. Buildings of Type IV construction.
2. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
3. Automobile parking structures.
4. Buildings surrounded on all sides by a permanently open space of not less than 30 feet (9144 mm).
5. Partitions complying with Section 603.1 (8).

D102.2.5 R-1 and R-2 Occupancies. No building or space classified in occupancy group R-1 or R-2 may be located on a lot containing a building classified in construction Type IIB, VA or VB.

24-111

Maximum floor area ratio for certain community facility uses

R3 R4 R5 R6 R7 R8 R9

- (b) In the districts indicated, for any #zoning lot# containing nursing homes, health-related facilities or domiciliary care facilities for adults, each of which have secured certification by the appropriate governmental agency, sanitariums or philanthropic or non-profit institutions with sleeping accommodations as listed in Use Group 3, the allowable #floor area ratio# shall not exceed the maximum #floor area ratio# as set forth in the following table, except where the permissible #floor area ratio# is modified pursuant to Section 74-902 (Bulk modifications for certain community facility uses).

The provisions of paragraph (b) of this Section are not applicable in R8B Districts in Community Board 8 in the Borough of Manhattan.

MAXIMUM FLOOR AREA RATIO FOR CERTAIN COMMUNITY FACILITIES

District	Maximum #Floor Area Ratio#	
	Permitted	
R5 R5A R5B	1.27	

24-12

Height and Application of Lot Coverage

R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, any portion of a #building# located at any height up to but not exceeding 23 feet above #curb level# or #base plane#, where applicable, may be excluded in determining the percentage of #lot coverage# set forth in Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage). Obstructions permitted under the provisions of Section 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall not be included in #lot coverage#.

24-13

Floor Area Bonus for Deep Front and Wide Side Yards

R3 R4 R5

In the districts indicated, except R5D Districts, the maximum #floor area ratio# set forth in Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) may be increased to the #floor area ratio# set forth in the following table, if #yards# are provided as follows:

- (a) on #interior lots#, a #front yard# not less than 30 feet in depth, and a #side yard# not less than 15 feet in width along any #side lot line#;
- (b) on #corner lots#, two #front yards#, each not less than 30 feet in depth;
- (c) on #through lots#, a #front yard# not less than 30 feet in depth along each #front lot line#, provided, however, that if the #rear yard equivalent# required for such #through lot# is provided as set forth in the alternative in paragraph (b) of Section 24-382 (Required rear yard equivalents), at least one #side yard# not less than 30 feet in width shall be provided in addition.

No portion of a #rear yard equivalent# that is also a #front yard# or a #side yard# as provided under this Section may contain any obstructions not permitted in a #front yard# or #side yard# under the provisions of Section 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

However, the provisions of this Section shall not apply to nursing homes, health-related facilities, domiciliary care facilities for adults, sanitariums and philanthropic or non-profit institutions with sleeping accommodations.

Districts	Maximum #Floor Area Ratio# Permitted
R3	1.60
R4	2.40
R5	2.40

Maximum floor area ratios and special floor area limitations for zoning lots containing residential and community facility uses in certain districts

R3-2 R4 R5 R6 R7-1

In the districts indicated, except R4A, R4B, R4-1, R5D, R6A and R6B Districts, the provisions of this Section shall apply to any #zoning lot# containing #community facility# and #residential use#.

- (a) For #buildings# containing #residential# and #community facility uses#, where such #buildings# have #floor area ratios# greater than set forth in Column A in the following table, the maximum #floor area ratio# for the #community facility# portions of such #buildings# shall be as set forth in Column B in the table, and the maximum #floor area ratio# for the #residential# portions of such #buildings# shall be as set forth in Article II, Chapter 3, subject to the limitations set forth in paragraph (d) of this Section.

MAXIMUM COMMUNITY FACILITY
FLOOR AREA RATIO FOR CERTAIN BUILDINGS
CONTAINING COMMUNITY FACILITY AND RESIDENTIAL USES

District	COLUMN A	COLUMN B
	#Floor Area Ratio# of #Building#	Maximum #Floor Area Ratio# for #Community Facility Use#
R5	1.25	.60

- (b) For #buildings# containing #residential# and #community facility uses#, where such #buildings# have #floor area ratios# that do not exceed the applicable #floor area ratios# set forth in Column A in the table in paragraph (a), the maximum #floor area ratio# for the #community facility# portion of such #buildings# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# for the #residential# portion of such #buildings# shall be as set forth in Article II, Chapter 3, subject to the limitations set forth in paragraph (d) of this Section.

- (c) For #zoning lots# containing multiple #buildings#, the provisions of this paragraph, (c), shall apply to #buildings# containing only #community facility uses# or only #residential uses#. The maximum #floor area ratio# permitted for a #building# containing only #community facility uses# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #building# containing only #residential uses# shall be as set forth in Article II, Chapter 3, subject to the limitations set forth in paragraph (d) of this Section.
- (d) The total #floor area ratio# permitted for #community facility use# on the #zoning lot# shall be as set forth in Section 24-11, inclusive, and the total #floor area ratio# permitted for #residential use# on the #zoning lot# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

For the purposes of this Section, a #building segment# may be considered to be a #building#.

MAXIMUM HEIGHT OF FRONT WALL AND
REQUIRED FRONT SETBACKS

#Sky Exposure Plane#

Slope over #Zoning Lot# (expressed as a
ratio of vertical distance to horizontal
distance)

Height
above
#Front
Yard
Line#
(in feet)

On #Narrow Street#

On #Wide Street#

Vertical
Distance

Horizontal
Distance

Vertical
Distance

Horizontal
Distance

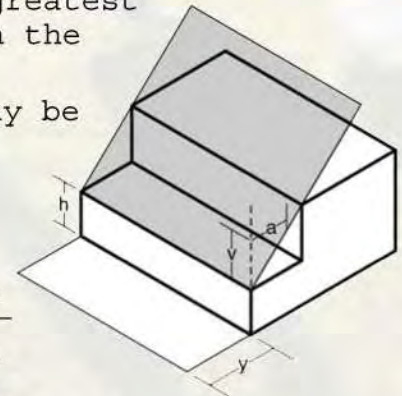
District

35

1 to 1

1 to 1

R4 R5



v - Vertical distance
y - Depth of required
front yard
a - Horizontal distance
h - Height of sky exposure plane
above front yard line level

□ Sky Exposure Plane

24-05

Street Tree Planting

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

26-41

Street Tree Planting

In accordance with applicability requirements of underlying district regulations, one #street# tree, pre-existing or newly planted, shall be provided for every 25 feet of #street# frontage of the #zoning lot#. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire length of the curb of the #street# adjacent to the #zoning lot#.

Where the Department of Parks and Recreation determines that such tree planting would be infeasible adjacent to the #zoning lot#, or in historic districts where the Landmarks Preservation Commission determines that such tree planting would not be in character with the historic district, such tree shall be planted in an alternative location, to be selected by the Department of Parks and Recreation, except that if the Department of Parks and Recreation determines that no alternative location is available, or if no alternative location is provided within 30 days of an application for a Department of Parks and Recreation permit, such off-site tree shall be waived. Off-site trees shall be planted at alternative locations as follows:

- (a) within an existing empty #street# tree pit or planting strip; or
- (b) within an unpaved area owned by the City of New York.

All such alternative locations shall be within the Community District or one-half mile of the #development# site.

In lieu of planting an off-site tree in an available alternative location, or in the event that planting adjacent to the #zoning lot# cannot be completed due to the season, funds equivalent to the cost of planting such tree, as established by rule of the Department of Parks and Recreation, may be deposited in an account of the City of New York. Such funds shall be dedicated to the planting of #street# trees by the City at an alternative location or, in the case of an off-season deposit, in front of the #zoning lot# at the next appropriate planting season.

The species and caliper of all #street# trees shall be determined by the Department of Parks and Recreation, and all such trees shall be planted in accordance with the #street# tree planting standards of the Department of Parks and Recreation.

24-06

Planting Strips

R1 R2 R3 R4 R5

In the districts indicated, the following shall provide and maintain a planting strip in accordance with Section 26-42:

26-42

Planting Strips

In accordance with applicability requirements of underlying district regulations, the owner of the #development#, #enlargement# or converted #building# shall provide and maintain a planting strip. #Street# trees required pursuant to Section 26-41 shall be planted within such planting strip. In addition to such #street# trees, such strip shall be fully planted with grass or groundcover. Such planting strip shall be located adjacent to and extend along the entire length of the curb of the #street#. However, in the event that both adjoining properties have planting strips adjacent to the #front lot line#, such planting strip may be located along the #front lot line#. The width of such planting strip shall be the greatest width feasible given the required minimum paved width of the sidewalk on #street# segments upon which the #building# fronts, except that no planting strip less than six inches in width shall be required. Driveways are permitted to traverse such planting strip, and utilities are permitted to be located within such planting strip.

A group of children are playing soccer on a grassy field. They are wearing various colored jerseys (white, blue, green, red) and shorts. Several soccer balls are visible on the ground. The scene is captured from a high angle, showing the children's shadows on the grass. The word "PRECEDENTS" is overlaid in a large, black, handwritten-style font on the right side of the image.

PRECEDENTS

THE GARY COMER YOUTH CENTER, LOCATED IN DOWNTOWN CHICAGO, IS A PRECEDENT THAT I STUDIED FOR MULTIPLE REASONS. GARY COMER COMMISSIONED TO HAVE THIS CENTER BUILT TO HELP SUPPORT THE SOUTH SHORE DRILL TEAM. THIS TEAM IS A PERFORMING ARTS GROUP WHOSE GOAL IS TO COMBAT TEEN VIOLENCE AND DRUG USE BY INSTALLING SELF DISCIPLINE AND CONFIDENCE.



ONE OF THE INTERESTING ASPECTS OF THE JOHN RONAN DESIGNED BUILDING IS HOW SOLID IT IS. THIS ARCHITECT TOOK THE TIME TO TALK TO THE CITIZENS OF THE TOWN AND HEAR THEM OUT. ONE OF THE MAIN CONCERNS WITH PARENTS WAS THE STREET FACING FACADES AND THE AMOUNT OF GLASS. THEY WERE AFRAID THAT IF THERE WAS TOO MUCH GLASS, THE KIDS PRACTICING WOULD BE SUSCEPTIBLE TO DRIVE BY SHOOTINGS. TO FIX THIS PROBLEM HE CREATED A RAIN SCREEN FACADE THAT HAD BULLET PROOF GLASS SLITS HIDDEN SO LIGHT WAS ABLE TO GET IN BUT THE WINDOWS WERE NOT OBVIOUS.



ANOTHER GREAT ASPECT OF THE BUILDING IS HOW IT USES IDEAS OF SUSTAINABILITY. THE ROOF OF THE GYMNASIUM IS USED AS A GREEN ROOF AND GARDEN AREA SURROUNDING THE OPERABLE SKYLIGHTS HELPING WITH STORM WATER RUNOFF AND GIVING THE KIDS A PLACE TO LEARN ABOUT GARDENING. LARGE WINDOWS ALLOW FOR THE USE OF NATURAL LIGHT AND THE BUILDING USES LIGHT SENSORS TO PREVENT THE WASTE OF ELECTRICITY.



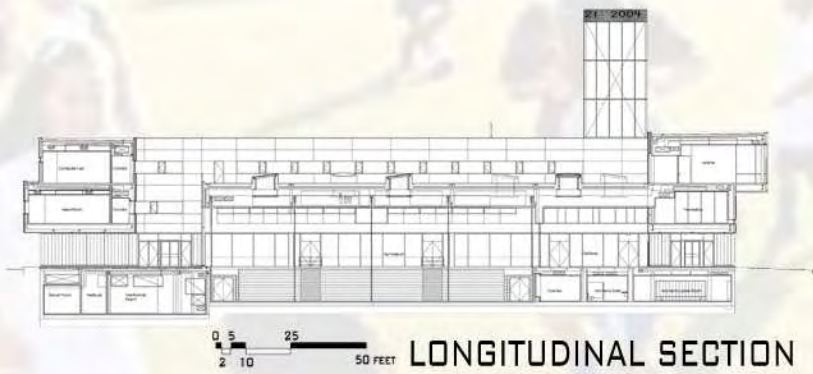


A PART OF THE DESIGN THAT I WANTED TO FOCUS ON IS THE CONNECTION BETWEEN PEOPLE AND THE SPACES OF THE BUILDING. IN THE PICTURE TO THE LEFT IT IS CLEAR HOW WHEN FIRST ENTERING THE BUILDING, INTO THE CAFETERIA, THE VISITOR CAN SEE THROUGH THE BUILDING. FROM THIS VIEW, THE ACTIVITIES IN THE GYMNASIUM AS WELL AS THE DRILL TEAM PRACTICING IN THE PARKING LOT CAN BE SEEN. THIS CONNECTION OF SPACES ALSO ALLOWS FOR THE CONNECTION OF PEOPLE. IT ALLOWS FOR VISITORS TO FEEL A CONNECTION WITH THE ACTIVITIES THAT OCCUR IN THE BUILDING AS WELL AS THE ART GALLERY/LECTURE HALL ABOVE THE CAFETERIA.

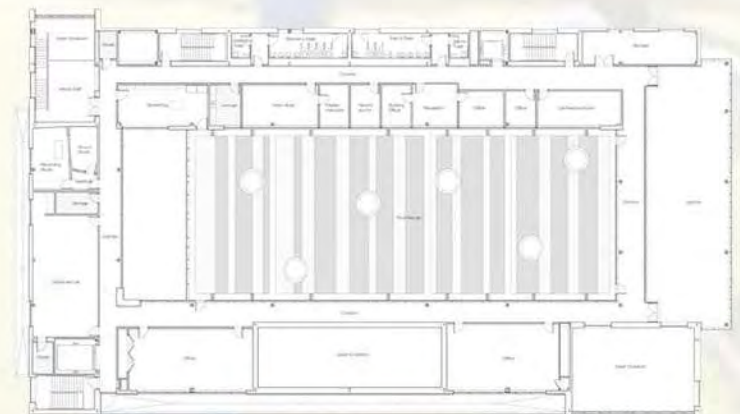
THE 75,000SF BUILDING WAS DESIGNED FOR THE EXPANDING PROGRAM AND THE EXPECTATION THAT IN THE FUTURE THERE WOULD BE MORE PEOPLE COMING TO USE IT. SOME OF THE ROOMS SUCH AS THE DANCE ROOM HAVE MULTIPLE PURPOSES LIKE ADULT FITNESS CLASSES WHEN SCHOOL IS IN SESSION. THE ART GALLERY IN THE UPPER LEVEL ACTS AS A GALLERY, THEN IT HAS DIVIDABLE WALLS TO CREATE CLASSROOMS, AND THEN BLACK OUT CURTAINS TO TURN IT INTO A LECTURE HALL.



THE GYMNASIUM ALSO HAS A DUAL PURPOSE LIKE MOST OF THE BUILDING. IT HAS 640 SEATS THAT PULL OUT INTO THE GYMNASIUM TO TURN IT INTO AN AUDITORIUM WHERE THE LARGE HIDDEN STAGE ALLOWS FOR STUDENT PERFORMANCES. PROGRAMS THAT ARE EXPANDABLE SUCH AS THESE ALLOW FOR THE INCREASE IN USE OF THE BUILDING SINCE THERE TECHNICALLY IS NO LIMIT FOR ACTIVITIES. EVEN THE OUTDOOR SPACES SUCH AS THE PARKING LOT ARE ALSO USED AS OUTDOOR PRACTICE SPACES FOR THE DRILL TEAMS.



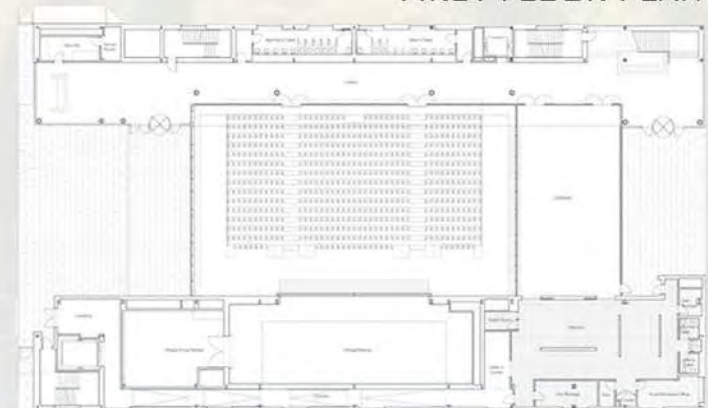
LONGITUDINAL SECTION



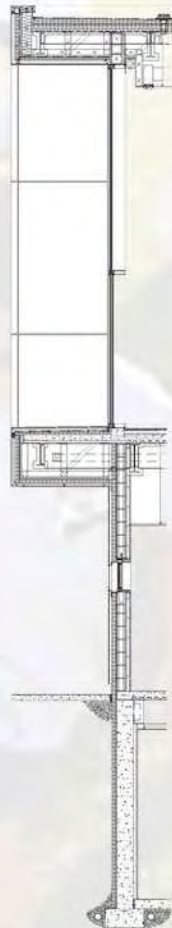
SECOND FLOOR PLAN



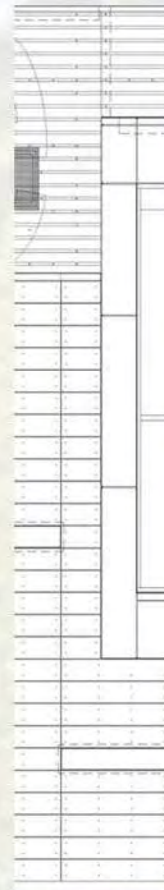
FIRST FLOOR PLAN



GROUND FLOOR PLAN



WALL SECTION



CLADDING DETAIL

GARY COMER YOUTH CENTER



■ VERTICAL
■ HORIZONTAL

CIRCULATION DIAGRAMS

GARY COMER YOUTH CENTER

70

THE KINGSDALE SCHOOL, LOCATED IN SOUTHWARK LONDON IS A REFURBISHMENT OF A 50-YEAR-OLD SECONDARY SCHOOL WHOSE CENTRAL COURTYARD WAS NEVER BEING TAKEN ADVANTAGE OF. THE NEW DESIGN OF THE BUILDING NOW USES A VARIABLE MEMBRANE ROOF OVER THE ONCE EXTERIOR COURTYARD. THE NEW SPACE HAD THREE MAIN OBJECTIVES WHICH WERE UPGRADED COMPUTER TRAINING FACILITIES, SOCIAL INCLUSION FOR SPECIAL-NEEDS STUDENTS, AND LOCAL COMMUNITY ACCESS. THE 1200 PUPILS WERE QUESTIONED AS TO WHAT THEY WANTED TO SEE IN THEIR NEW BUILDING. THE PICTURE TO THE RIGHT SHOWS THE NEW COURTYARD WITH THE GEODESIC DOME WHICH ACTS AS AN AUDITORIUM.



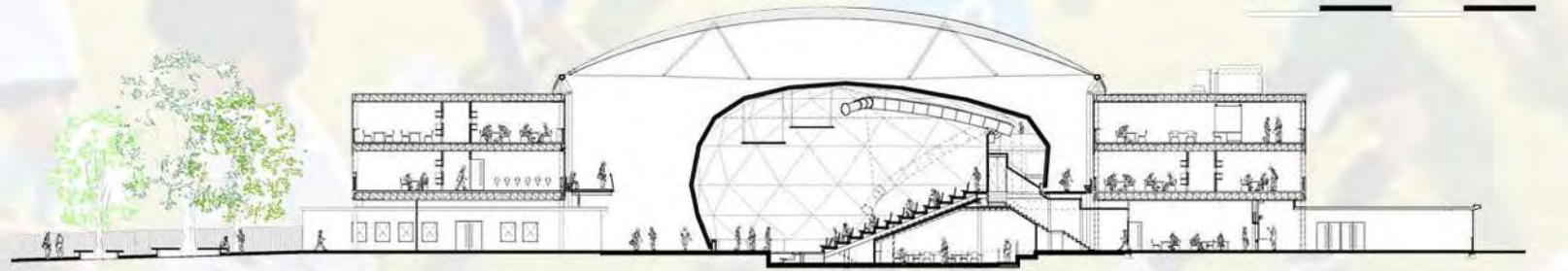
THE NEW 260 FT. BY 130 FT. ROOF MEMBRANE OVER THE INTERIOR COURTYARD IS COMPOSED OF AN ULTRA-VIOLET-STABLE FLUOROPOLYMER, ETHYLENE TETRAFLUOROETHYLENE (ETFE), WELDED INTO CUSHIONS. THIS MATERIAL REQUIRES THE LEAST SUPPORT STRUCTURE AND MAXIMIZES DAYLIGHT IN WINTER. THIS IS ALMOST THE SAME TYPE OF ROOF SYSTEM AS EDEN ROOF WHERE WHEN THE CUSHIONS ARE INFLATED THEY PROVIDE INSULATION AND WIND RESISTANCE. THE DIFFERENCE IS THAT THIS ROOF HAS A VARIABLE SKIN WHICH HAS MULTILAYERED CUSHIONS CREATING CLIMATIC ENVELOPES THAT CHANGE INSULATION AND SOLAR TRANSMISSION LEVELS DEPENDING ON CLIMATIC CONDITIONS. THESE CHANGES AFFECT THE VISUAL APPEARANCE OF THE ENVELOPE AND THE AMOUNT OF SOLAR HEAT GAIN PENETRATING THE BUILDING. WHEN THE CUSHIONS ARE FULLY INFLATED, THE SCREENS, WHICH ARE PRINTED ON TWO OF THE THREE LAYERS OF THE MEMBRANE, LET IN 50% OF THE AVAILABLE DAYLIGHT, AND WHEN THEY'RE DEFLATED THAT PERCENTAGE CAN BE REDUCED TO ABOUT 5%.



THE CLASSROOM AND GATHERING SPACES OF THE SCHOOL TAKE ADVANTAGE OF THE ABILITY TO CHOOSE BRIGHT COLORS AND STRANGE SHAPES. THE CENTRAL PIECE OF THE ENTIRE BUILDING IS THE 314 SEAT AUDITORIUM INSIDE THE GEODESIC BIRCH WOOD STRUCTURE. THE REST OF THE COURTYARD IS USED AS A CARPETED AND GLASS ENCLOSED LIBRARY. THE HIGH-LEVEL WALKWAYS ON THE FIRST FLOOR ARE ACTUALLY WIDE TERRACES THAT SOME OF THE CLASSROOMS OPEN ONTO. THESE CLASSROOMS USE BRIGHT COLORS TO HELP MOTIVATE THE CHILDREN AND ADULTS THAT OCCUPY THE BUILDING.



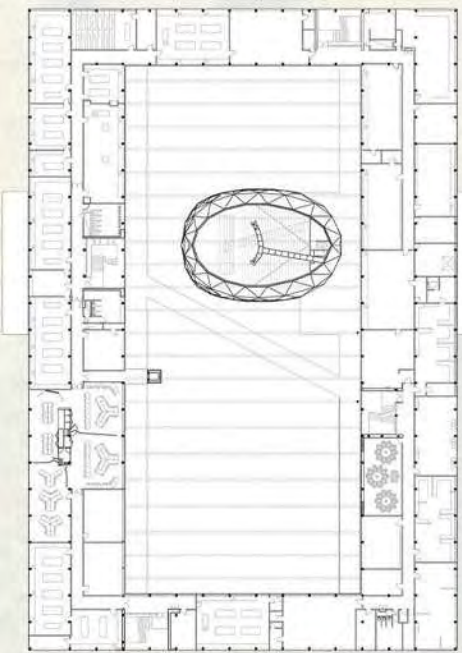
I CHOSE THIS AS A PRECEDENT BECAUSE THE USE OF COLORS AND SHAPES IS SOMETHING I WOULD LIKE TO INCORPORATE INTO MY BUILDING. I BELIEVE THAT THE USE OF COLOR CAN GREATLY INCREASE THE AMOUNT OF INTEREST CHILDREN HAVE WITH THEIR STUDIES. CERTAIN COLORS HAVE DIFFERENT EFFECTS ON KIDS AND THE WAY THEY ACT AND REACT TO THINGS. ALSO THE USE OF EXTERIOR WALKWAYS AS PART OF CLASSROOMS IS SOMETHING I WOULD LIKE TO TAKE A CLOSER LOOK AT AND HOW IT AFFECTS THE PROGRESS IN WORK.



GROUND FLOOR |

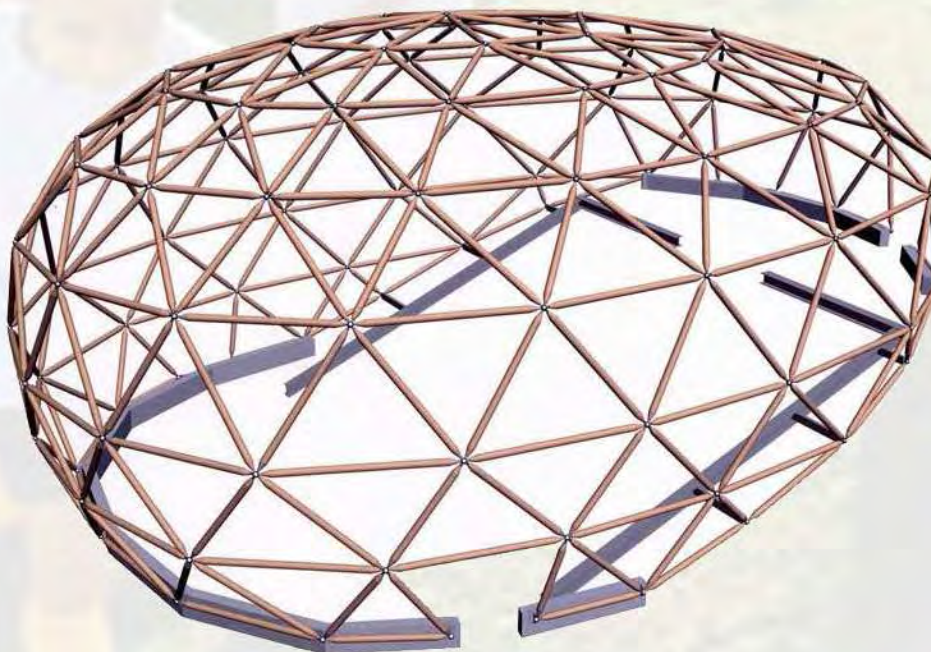


FIRST FLOOR |



SECOND FLOOR |

THE KINGSDALE SCHOOL



GEODESIC DOME AUDITORIUM

THE GERALD RATNER ATHLETICS CENTER IS LOCATED AT THE UNIVERSITY OF CHICAGO IN CHICAGO, ILLINOIS. IT IS A 145,000 SF CESAR PELLI AND ASSOCIATES DESIGN THAT WAS COMPLETED IN 2003. THE ATHLETIC CENTER FEATURES AN EXPRESSIVE CABLE-SUPPORTED STRUCTURE ON THE EXTERIOR OF THE BUILDING, OPENING THE INTERIOR SPACES FOR FREE MOVEMENT AND EASY ACCESS TO NATURAL LIGHT FROM ITS LARGE GLASS FACADES. THE CROSS BRACING OF THE STRUCTURE CAN ALSO BE SEEN IN FRONT OF THE GLASS.



THE CENTER IS COMPOSED OF THREE MAJOR SECTIONS. A CENTRAL CARDIO AREA AND LOBBY IN THE CYLINDRICAL PIECE AND A 50 METER, NINE LANE POOL NATATORIUM IN ONE OF THE CABLE-SUPPORTED STRUCTURES AND A 19,600 SF GYMNASIUM THAT SEAT 2,000 SPECTATORS. EACH PIECE IS CLEARLY DISTINGUISHED FROM EACH OTHER AND THE ARCHITECTURE GIVES A SORT OF SWIRLING FEELING ABOUT THE BUILDING. THIS FEELING OF MOVEMENT IS VERY APPROPRIATE FOR AN ATHLETICS CENTER LIKE THIS ONE.

SINCE THERE IS SO MUCH GLASS IN THE BUILDING, IT CREATES A BEAUTIFUL NIGHT SCENE, EVEN REFLECTING UP THE CABLE SUPPORTED STRUCTURAL PIECES. THE PIXILATED GLASS WINDOWS ALLOWS FOR THERE TO BE LARGE SPANS OF GLASS WITHOUT THERE BEING A LOT OF HEAT GAIN IN THE BUILDING. THIS TYPE OF GLASS ALSO GIVES A SENSE OF PRIVACY IN THE NATATORIUM AND THE GYMNASIUM AREAS SO THE PEOPLE WORKING OUT WOULD NOT FEEL UNCOMFORTABLE WHILE EXERCISING.





ONE OF THE MAIN FEATURES OF THIS BUILDING IS THE CENTRAL ENTRANCE AREA. THIS LARGE, OPEN CYLINDRICAL ROOM HAS A LOT GOING ON IN IT. ONE OF THE FIRST THINGS NOTICED WHEN ENTERING IS THE SPAN OF THE ROOM AND HOW OPEN IT IS. FIRSTLY IT ACTS NOT ONLY AS A LOBBY BUT ALSO AS A CAFE, DISPLAY AREA, AND OVERALL PLACE FOR DECISIONS. IN THIS AREA THREE THINGS CAN BE SEEN, ONE DIRECTION IS A GLASS WALL SHOWING THE NATATORIUM, DIRECTLY ACROSS IS ANOTHER GLASS WALL SHOWING THE GYMNASIUM, AND DIRECTLY ABOVE IS THE CARDIO WORK AREAS.

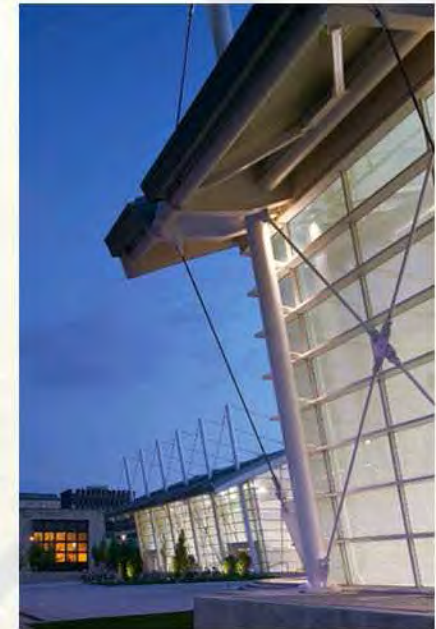
THE UPPER LEVEL OF THE LOBBY IS ONE OF THE STRANGEST TO ME. THIS BUILDING TENDS TO BE VERY OPEN WITH EVERYTHING FROM THE EXTERIOR TO THE INTERIOR. FROM THE EXTERIOR THE POOL AND GYMNASIUM ARE SEEN THROUGH LARGE SPANCES OF TEXTURED OR PIXILATED WINDOWS. ON THE INTERIOR THE POOL AND GYMNASIUM ARE STILL VISIBLE AS WELL AS THE ATHLETICS AREAS. I HAVE NEVER SEEN A BUILDING THAT WAS SO OPEN WITH THINGS THAT ARE USUALLY NOT DISPLAYED. I APPRECIATE THE ACCENTUATION PUT ONTO THE IMPORTANCE OF BEING ATHLETIC AND HOW PEOPLE SHOULD NOT BE EMBARASSED ABOUT EXERCISING AND INSTEAD THEY SHOULD FLAUNT IT IN PUBLIC. THAT IS WHAT THIS SECOND LEVEL OF THE LOBBY DOES, IT FLAUNTS THE PEOPLE EXERCISING WHILE ALSO GIVING THEM SOMETHING BESIDES A TV TO STARE AT FOR AN HOUR.



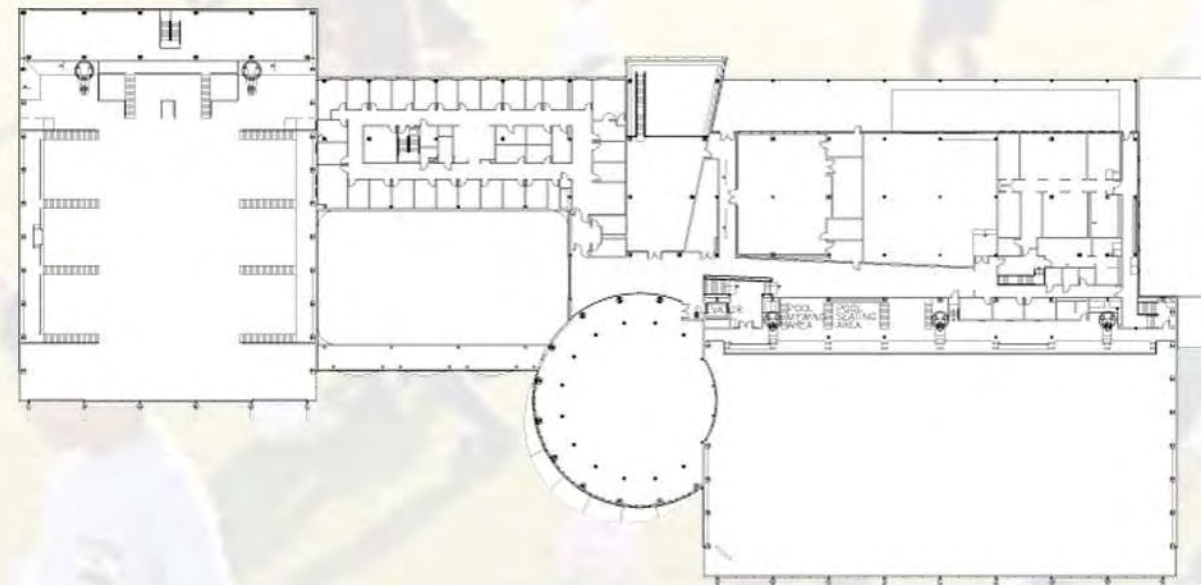


THE LARGEST AND MOST OBVIOUS FEATURE OF THIS BUILDING IS OF COURSE THE STRUCTURE. THE CABLE STAYED STRUCTURE IS COMPOSED WITH A SYSTEM OF TAPERED COMPOSITE MASTS MADE UP OF THREE 18 IN. HOLLOW STEEL TUBES FILLED WITH CONCRETE AND TIED TOGETHER. THE MASTS SUPPORT AND ARE STABILIZED BY 15 SPLAYING CABLES: 9 FORE-STAY CABLES AND 6 BACK-STAY CABLES WHICH SUPPORT THE S-SHAPED ROOF GIRDERS. THE USE OF MULTI-LEVELLED CABLES ALLOWED FOR THIN AND UNIFORMLY CURVED ROOF MEMBERS CREATING A ROOF PLANE ABOUT 33" DEEP (W33X169). THE CURVED MEMBERS SUPPORT A 7.7 IN. METAL ROOF DECK THAT SPANS 25 FT. BETWEEN GIRDERS THAT SPAN 160 FT.



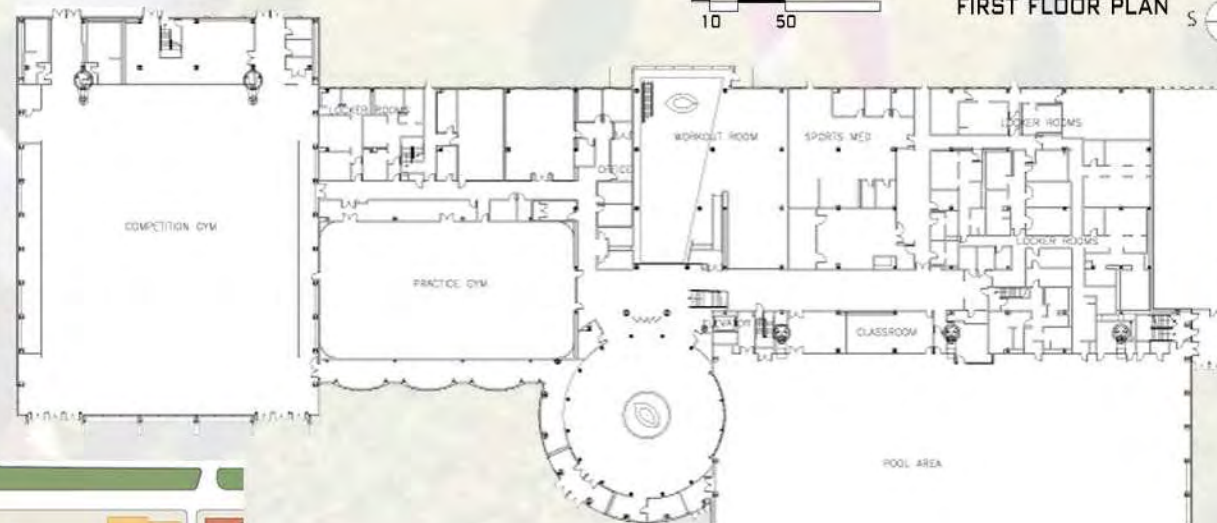


ONE OF THE MOST IMPORTANT FEATURES OF THIS BUILDING IS THE INTERIOR SPACES AND HOW OPEN THEY ARE. I HOPE TO OCCUPY SOME OF THESE IDEAS OF SPACES COMING INTO AND LOOKING INTO OTHERS. I BELIEVE THAT THESE SPACES ALLOW FOR THE CONNECTION BETWEEN PEOPLE THAT I AM LOOKING TO HAVE. THE USE OF LARGE PIXILATED GLASS ON THE EXTERIOR AS WELL AS CLEAR GLASS ON THE INTERIOR GIVE THE STUDENTS A CHANCE TO OBSERVE OTHERS WITHOUT BEING OBTRUSIVE IN THEIR PHYSICAL ACTIVITIES.



0 25 100 FT
10 50

FIRST FLOOR PLAN

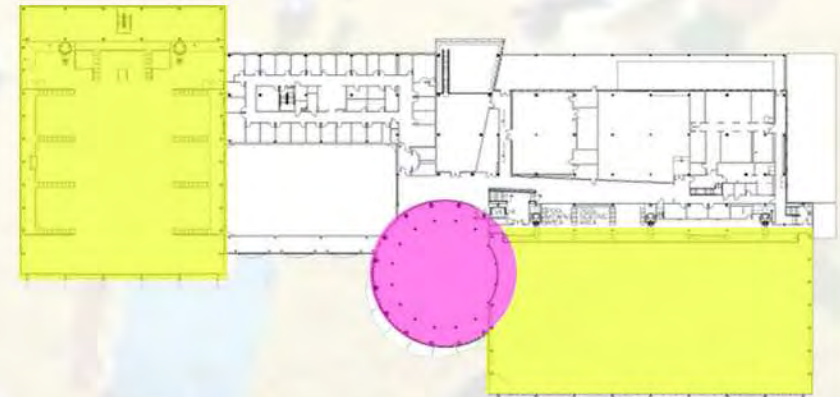
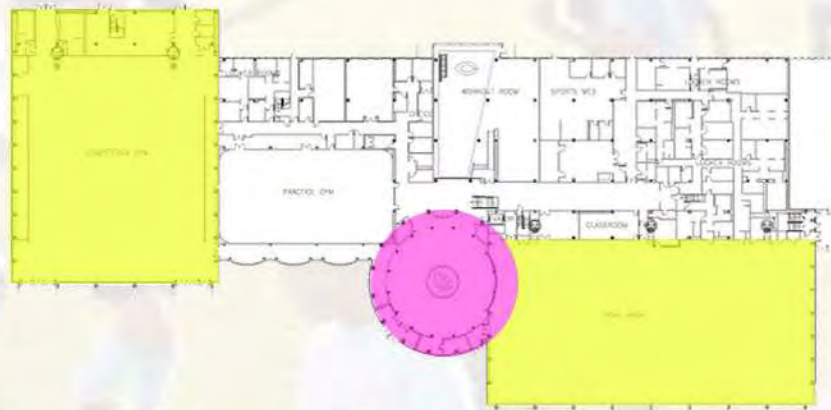


0 25 100 FT
10 50

GROUND FLOOR PLAN

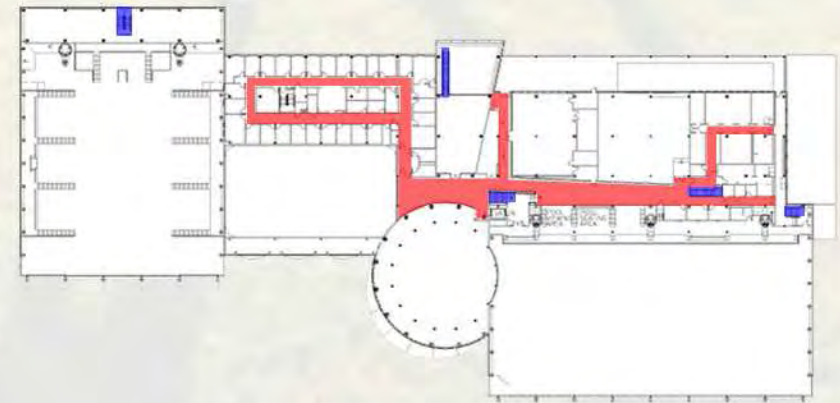


GERALD RATNER ATHLETICS CENTER



0 25 100 FT
10 50

■ CABLE STAYED AREA
■ CYLINDRICAL LOBBY



0 25 100 FT
10 50

■ HORIZONTAL CIRCULATION
■ VERTICAL CIRCULATION

THE BUCHHOLZ SPORTS HALL COMPLETED BY CAMENZIND AND GRAFENSTEINER IN JUNE 1998 IN USTER CITY, SWITZERLAND. THIS BUILDING WON A DESIGN COMPETITION BY FOCUSING ON FOUR MAIN IDEALS FOR IT. THE IDEAS ARE TRANSLUCENT, INCLUSION, CLARITY, AND SUSTAINABILITY. THESE IDEAS ALLOWED FOR THE CREATION OF A BUILDING THAT IS SIMPLE, ECONOMIC, AND TAKES ADVANTAGE OF ITS ABILITY TO GAIN NATURAL SUNLIGHT. THE NORTH AND SOUTH FACING FACADES ARE FORMED BY TRANSPARENT GLASS WHILE THE EAST AND WESTERN SIDES ARE TRANSLUCENT. THIS ALLOWS FOR THE BUILDING TO HAVE NO DEFINITION BETWEEN THE INTERIOR AND THE EXTERIOR OF THE BUILDING WHICH IS ONE OF THE FAVORITE FEATURES FOR THE OWNERS.

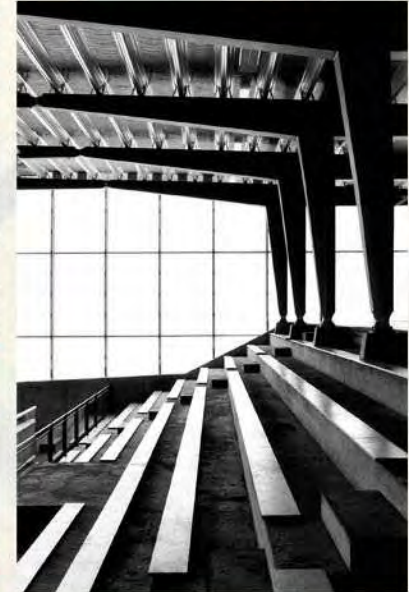


THE STRUCTURE OF THE BUILDING ALLOWS FOR THE TWO MAIN SPACES TO BE COMPLETELY OPEN WITHOUT COLUMN SUPPORTS. THE MAIN ENTRANCE FOR THE VISITOR IS ON THE SECOND FLOOR WHERE THE FACADE MIMICKS THAT OF THE OTHER MAIN SPORT HALL FACADE. THIS ENTRANCE ALSO IS DISTINGUISHED BY THE LARGE WOODEN CURVE THAT STICKS OUT THROUGH THE GLASS. THIS SPACE IS ACTUALLY THE ADMINISTRATION, TICKETING, AND SNACK BAR AREA. DIRECTLY TO THE LEFT OF THE ENTRANCE IS THE PRACTICE AREA FOR THE BASKETBALL PLAYERS. BELOW THIS AREA IS THE ATHLETE ENTRANCE AS WELL AS THE LIFT, WORKOUT ROOMS, SHOWERS AND LOCKER ROOMS. THE PROGRAM DEFINES HOW THE BUILDING LOOKS ON THE OUTSIDE WHERE THE LOCKER ROOMS ARE SIMPLE CONCRETE FACADES.

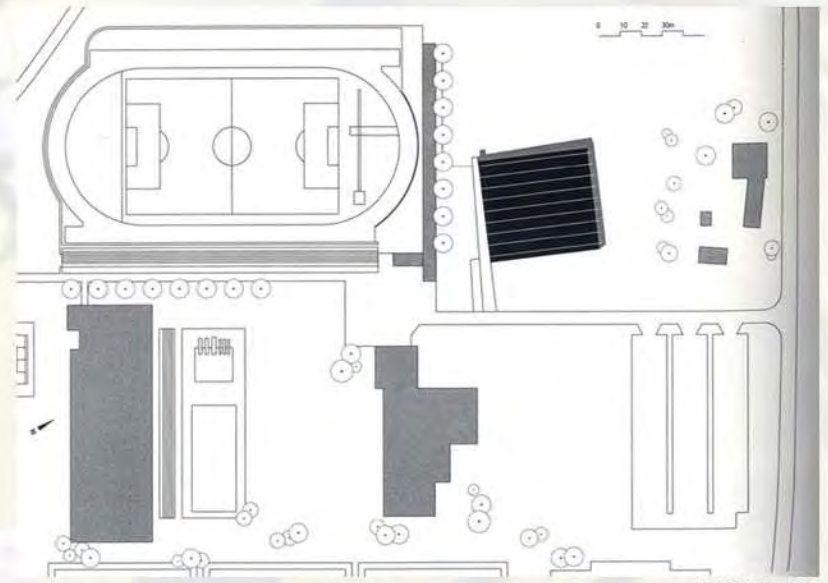


THE SEMI RETRACTABLE SEATS ARE DESIGNED TO INTER-NATIONAL STANDARDS WITH SPOTS FOR 1,000 PEOPLE FOR THE THREE FIELD SPORTS HALL. IN THE PICTURE TO THE LEFT THE BLUE AREA ARE THE RETRACTABLE SEATS WHILE THE GREY ONES ARE THE PERMANENT SEATS. BEHIND THE SEATS THE GLASS CORRIDOR AS WELL AS THE TICKET/SNACK BOOTH CAN BE SEEN. THIS SHOWS HOW TRANSPARENT THE BUILDING IS, AND IT IS ALSO POSSIBLE TO SEE OUTSIDE.

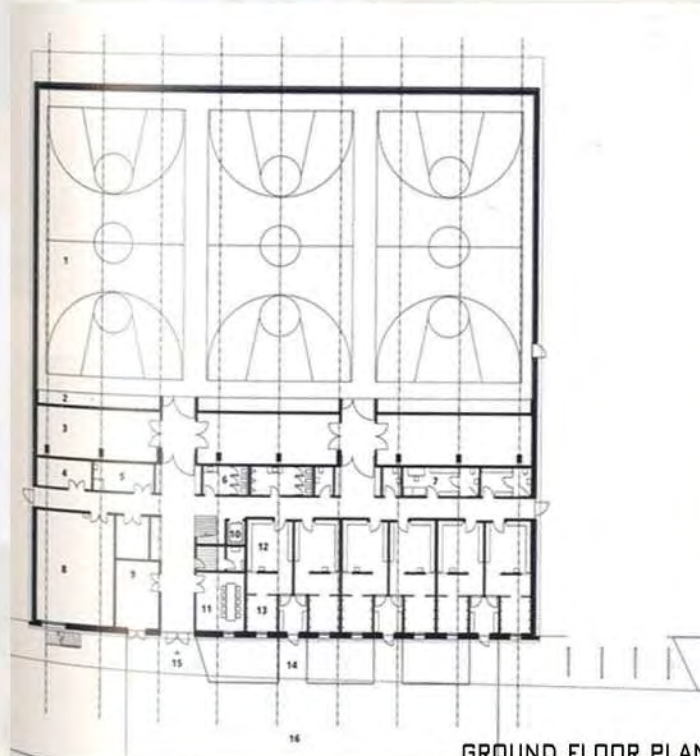
ONE OF THE REFLECTIVE FEATURES OF THE BUILDING IS THE LIFT OR ELEVATOR. IT REFLECTS THE TRANSPARENT LOOK AND THE GLOW THAT THE BUILDING HAS. THIS LIFT ALLOWS FOR THE ATHLETES TO GO TO THE UPPER LEVEL OF THE SPORTS HALL. THE OTHER FEATURE THAT THIS BUILDING HAS IS THE CLEAR STRUCTURE. IT IS SIMPLY SUPPORTED AND HAS THE STRUCTURE SHOWN IN THE ELEVATOR AS WELL AS IN THE CONNECTING CORRIDOR. THE BUILDING HAS ELEMENTS TO IT THAT THE OWNER ASKED FOR TO MAKE IT MORE FUNCTIONAL. THEY WANTED EACH SPACE TO BE MULTIFUNCTIONAL TO BRING THE COST OF THE BUILDING DOWN. BECAUSE OF THE LACK OF ELEMENTS IN THE BUILDING, IT COSTS LESS AND HAS A CLEARER FORM TO IT.



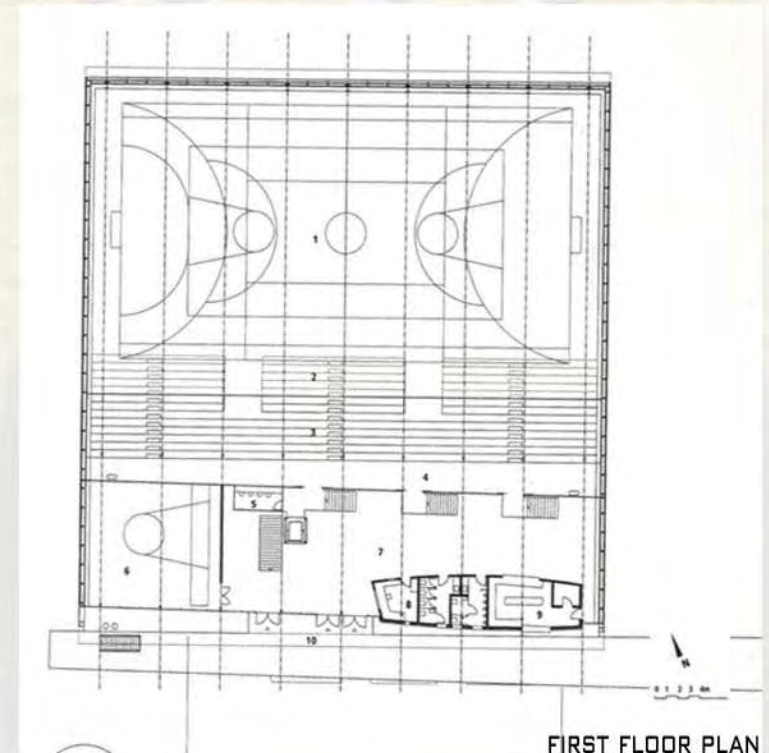
THE SITE PLAN TO THE RIGHT SHOWS THE LOCATION OF THE BUILDING, IN BLACK, WITHIN THE CURRENT SPORTS FIELDS. THEN THE FLOOR PLANS BELOW SHOW THE LOCATION OF EVERYTHING WITHIN. YOU ARE ABLE TO SEE THAT THE COURT CAN BE TURNED INTO THREE SMALLER COURTS WITH THE RETRACTABLE SEATS. ALSO WITH THE GROUND FLOOR PLAN THE LARGE AMOUNT OF LOCKER ROOMS AND SHOWERS ARE VISIBLE. THERE IS ALSO A CLEAR REPETITIVE FORM WITH THIS LEVEL UNLIKE THE TICKET AREA OF THE FIRST FLOOR PLAN.



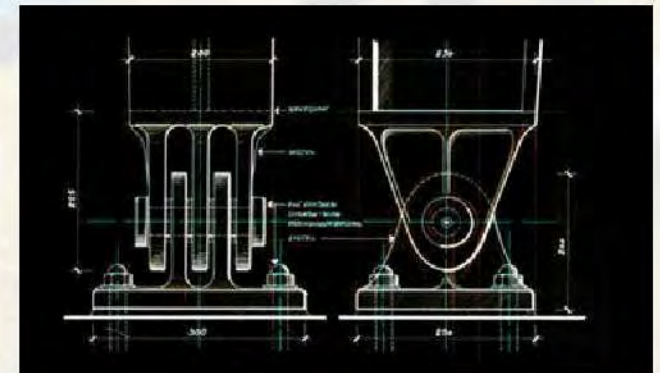
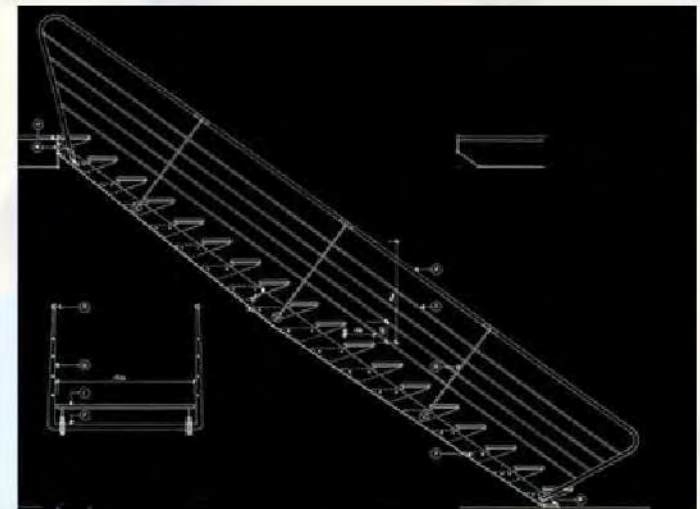
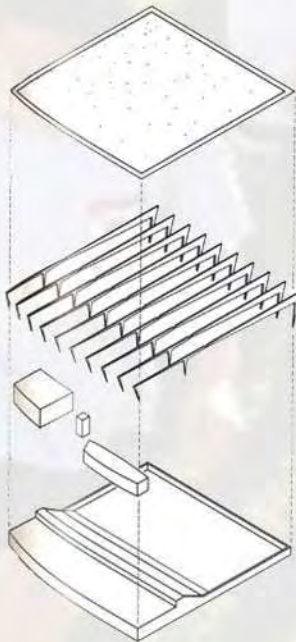
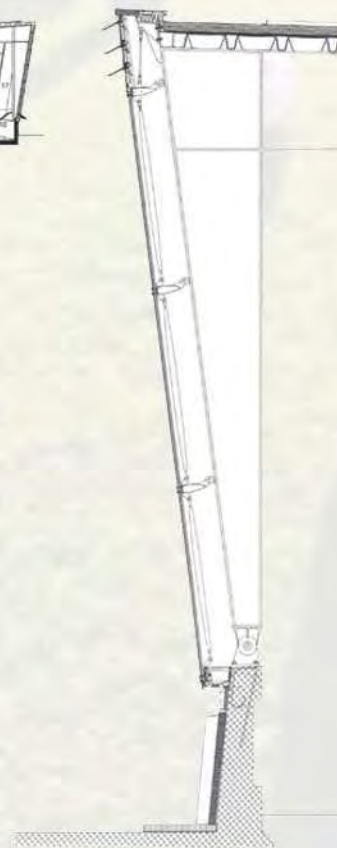
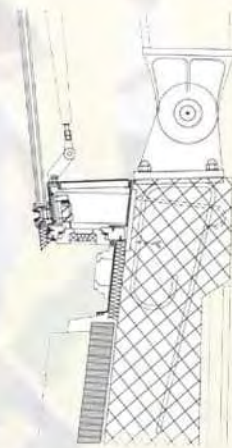
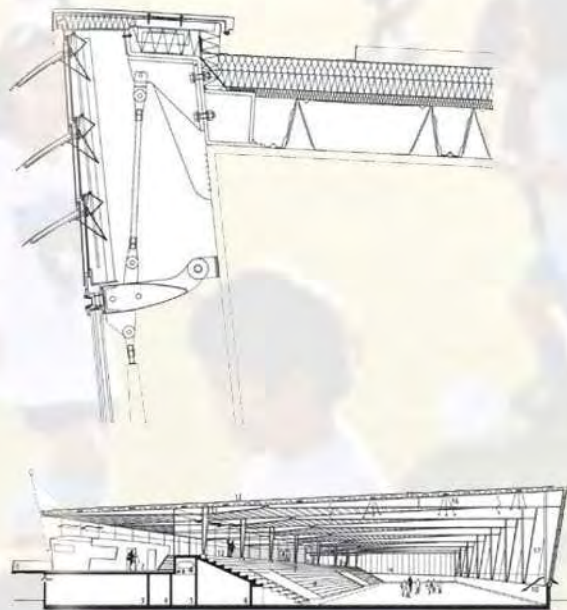
SITE PLAN



GROUND FLOOR PLAN

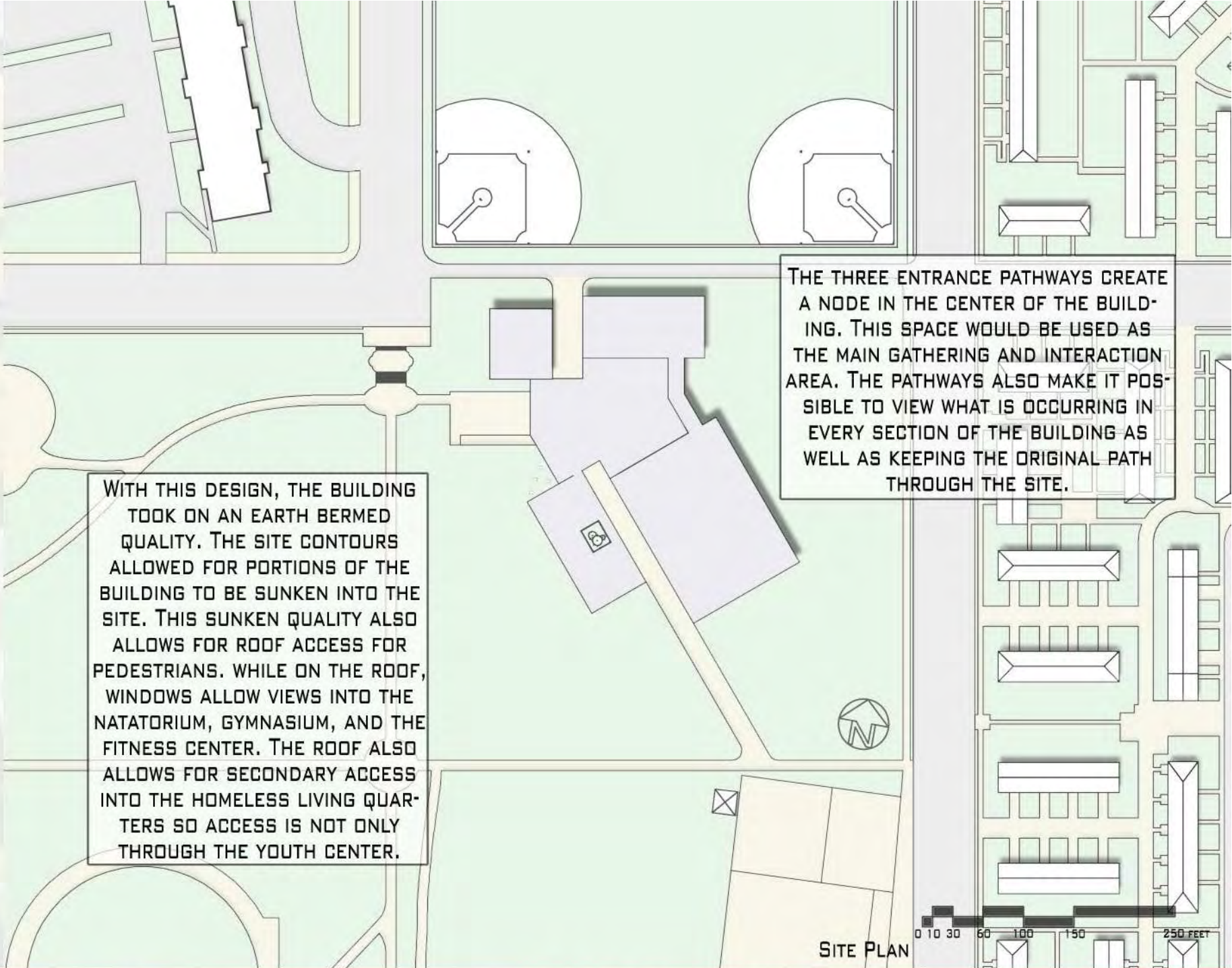


FIRST FLOOR PLAN



A high-angle, slightly blurred photograph of a group of children playing soccer on a green grassy field. The children are wearing various colored jerseys (white, blue, green, red) and shorts. Several soccer balls are scattered on the grass. Long shadows are cast across the field, suggesting late afternoon or early morning light. The overall tone is warm and active.

DESIGN PROCESS



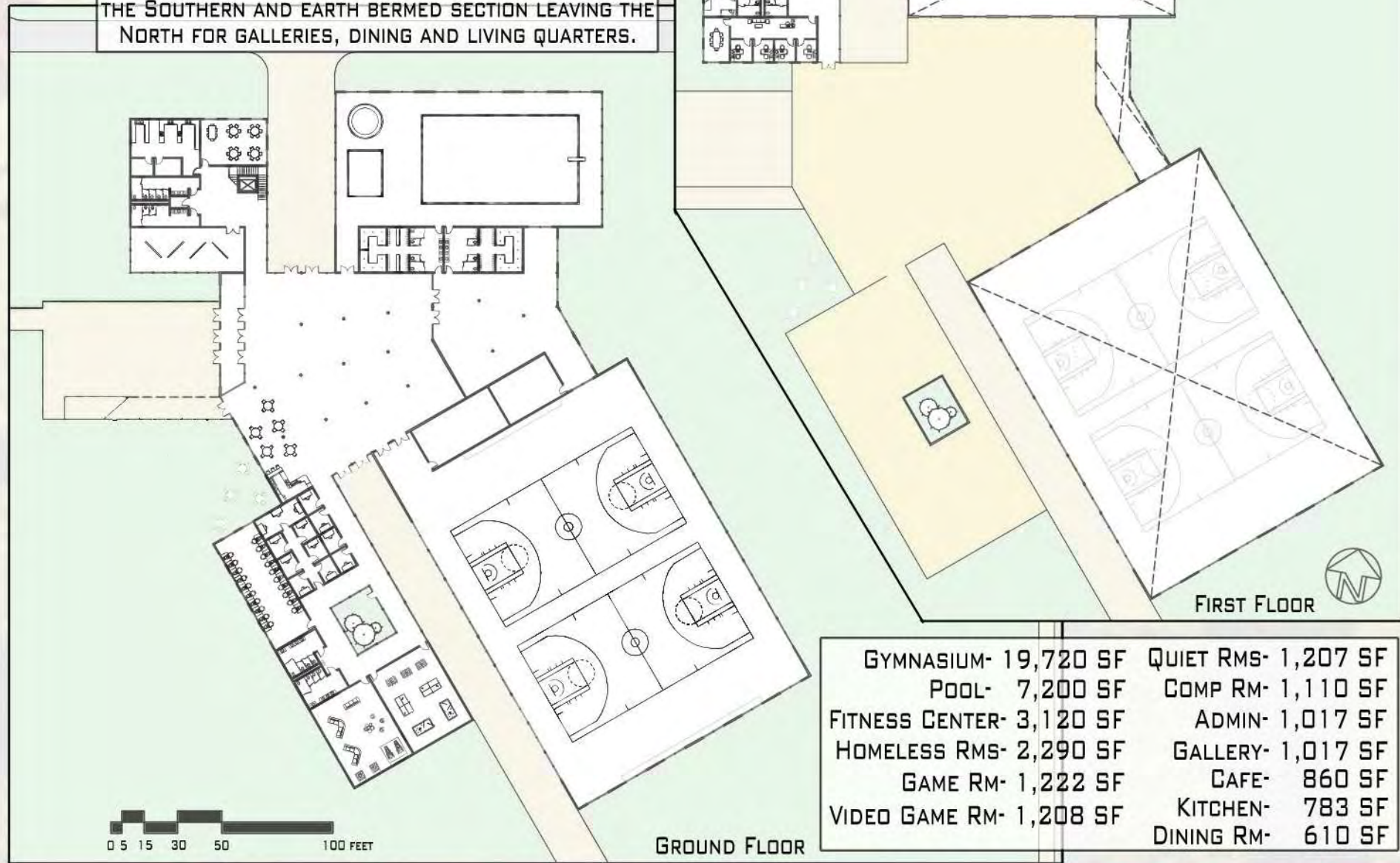
WITH THIS DESIGN, THE BUILDING TOOK ON AN EARTH BERMED QUALITY. THE SITE CONTOURS ALLOWED FOR PORTIONS OF THE BUILDING TO BE SUNKEN INTO THE SITE. THIS SUNKEN QUALITY ALSO ALLOWS FOR ROOF ACCESS FOR PEDESTRIANS. WHILE ON THE ROOF, WINDOWS ALLOW VIEWS INTO THE NATATORIUM, GYMNASIUM, AND THE FITNESS CENTER. THE ROOF ALSO ALLOWS FOR SECONDARY ACCESS INTO THE HOMELESS LIVING QUARTERS SO ACCESS IS NOT ONLY THROUGH THE YOUTH CENTER.

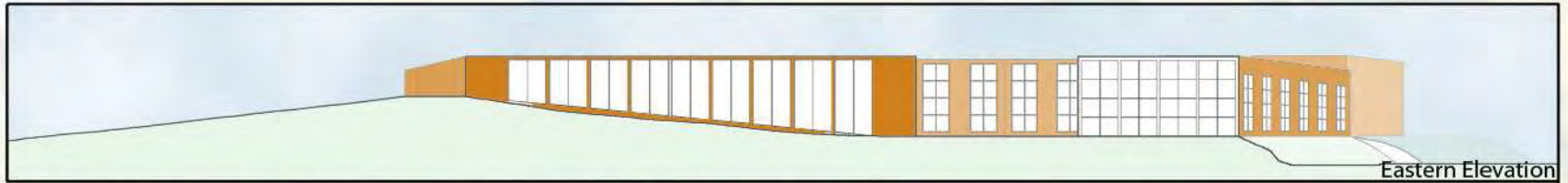
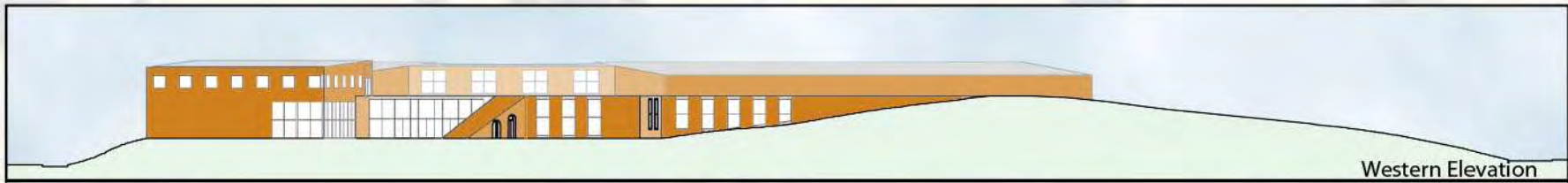
THE THREE ENTRANCE PATHWAYS CREATE A NODE IN THE CENTER OF THE BUILDING. THIS SPACE WOULD BE USED AS THE MAIN GATHERING AND INTERACTION AREA. THE PATHWAYS ALSO MAKE IT POSSIBLE TO VIEW WHAT IS OCCURRING IN EVERY SECTION OF THE BUILDING AS WELL AS KEEPING THE ORIGINAL PATH THROUGH THE SITE.

SITE PLAN

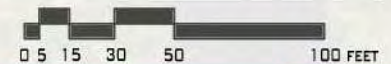
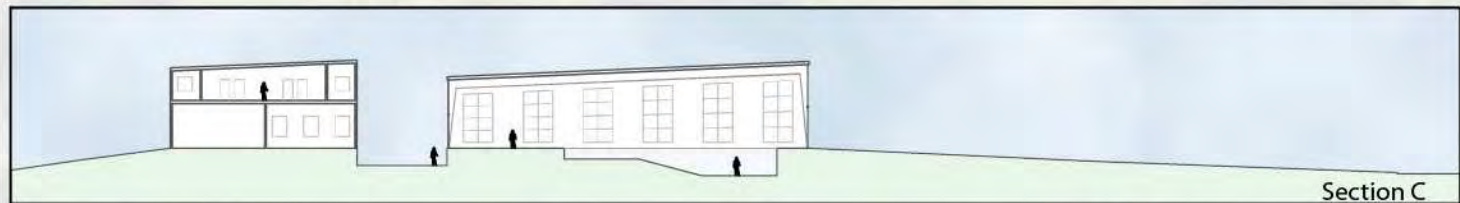
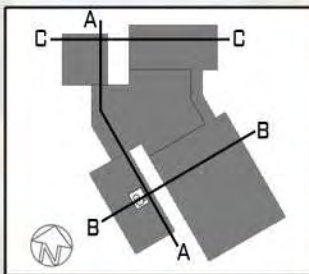
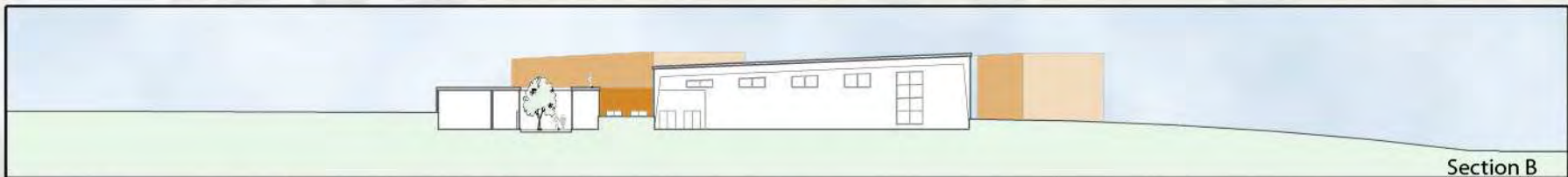
0 10 30 60 100 150 250 FEET


A LARGE OPEN CENTRAL NODE ALLOWS FOR A GATHERING SPACE FOR STUDENTS TO INTERACT AND LEARN FROM EACH OTHER. THE EASTERN SECTION OF THE BUILDING FOCUSES ON THE ATHLETIC PROGRAM WITH THE POOL, FITNESS CENTER AND GYMNASIUM, ALL WITH HIGH CEILINGS. ROOMS THAT NEED LESS NATURAL LIGHTING ARE IN THE SOUTHERN AND EARTH BERMED SECTION LEAVING THE NORTH FOR GALLERIES, DINING AND LIVING QUARTERS.





LARGE WINDOWS ON THE EASTERN ELEVATION ALLOW FOR MAXIMUM NATURAL LIGHTING IN THE GYMNASIUM, FITNESS CENTER, AND POOL. THE ACTIVE ROOMS ARE VISUALLY CONNECTED WITH WINDOWS LOOKING FROM ONE ROOM TO ANOTHER AS WELL AS WINDOWS FROM THE ROOF ALLOWING PEOPLE OUTSIDE TO EXPERIENCE WHAT IS HAPPENING INSIDE. THREE ROOFTOP ACCESS POINTS CREATE AN ACCESSIBLE AREA TO OBSERVE AND RELAX AS WELL AS EMERGENCY EXITS FOR THE UPPER LEVEL OF THE BUILDING. HAVING MANY WINDOWS GIVES ENOUGH LIGHT THAT THE BUILDING DOES NOT SEEM SUBMERGED FROM THE INSIDE.





THIS DESIGN USES THE IDEA OF OUTDOOR SPACE ON THE SECOND LEVEL AS WELL AS A ROLLING ROOF SCAPE. THE ROOF TRIES TO TIE ALL THE DIFFERENT ROOF LAYERS TOGETHER, CREATING ONE FLOWING PIECE. THE MAIN FOCUS OF THE ROOF IS THE LARGE GLASS SKY-LIGHT COVERING THE CENTRAL NODE OF THE BUILDING.

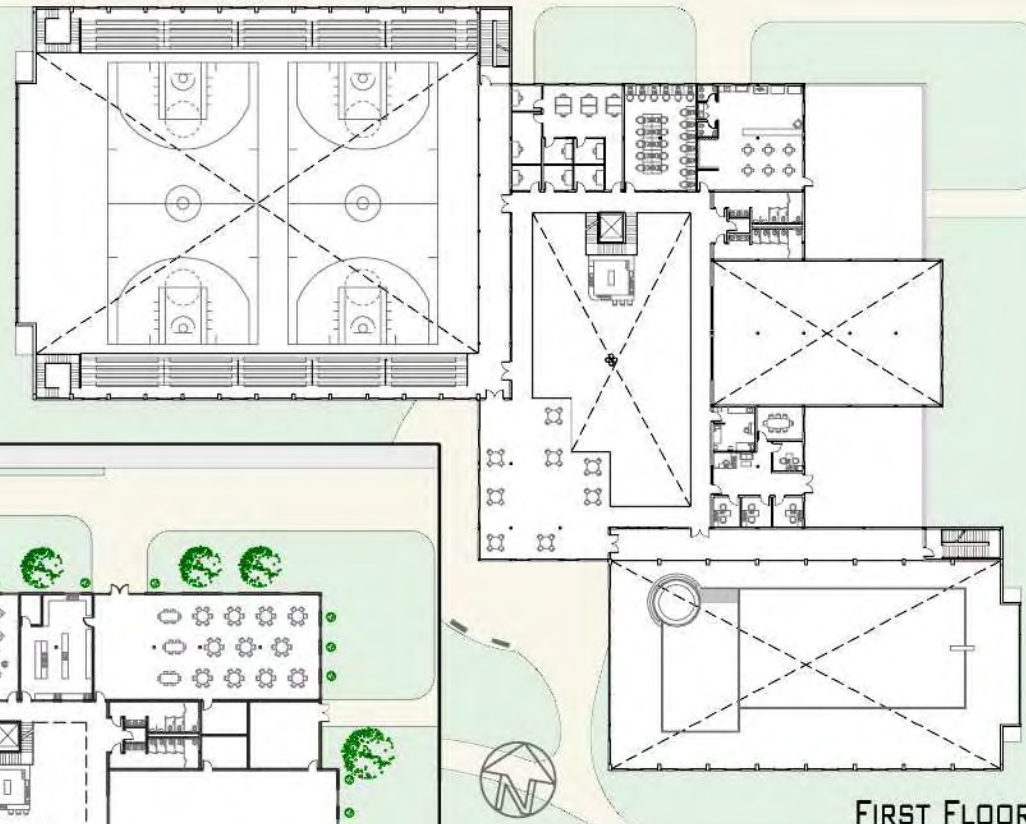
THE THEME OF THE ORIGINAL PATHWAYS IS KEPT WITH THE MEANDERING CURVES CONNECTING THE TWO MAIN STREETS AS WELL AS THE BUILDING'S MAIN ENTRANCE. THE MAIN PATHWAY CREATES THE CONNECTION BETWEEN THE TWO MIDDLE SCHOOLS IN THE AREA. PATHWAYS ALSO LEAD UNDER THE EXTENDED ROOF OF THE GYMNASIUM, THE SERVICE AREAS AND THE FIRE ESCAPES. PLACEMENT OF TREES GIVE SHADE TO THE SOUTHERN FACING FACADES WHILE NOT OVER TAKING THE DESIGN OF THE FACADES.

0 10 30 60 100 150 250 FEET
SITE PLAN

DESIGN PROCESS: VERSION 2

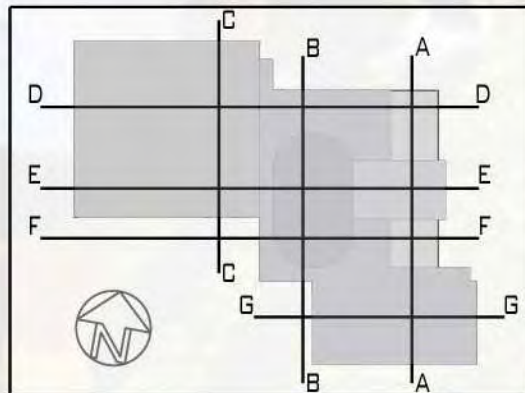
89

THIS DESIGN REMOVED THE IDEA OF THE HANDICAPPED LIVING QUARTERS AND INSTEAD INCORPORATED A SOUP KITCHEN, WHERE THE KIDS LEARN TO COOK, AS WELL AS A DAY-CARE CENTER WHERE YOUNGER CHILDREN CAN BE CARED FOR WHILE THEIR PARENTS WORK. SECOND LEVELS FOR VIEWING ARE ADDED TO THE GYMNASIUM, POOL AND NODE. THE MAIN NODE HAS A CAFE SPACE AND SITING AREA ON THE SECOND LEVEL. THERE ARE ALSO TWO EXTERIOR SPACES FOR THE DAY-CARE AS WELL AS THE ADMINISTRATION AREA.



GYMNASIUM	- 20,884 SF
POOL	- 10,710 SF
NODE	- 5,145 SF
OUTDOOR SPACE	- 3,870 SF
FITNESS CENTER	- 3,648 SF
DINING RM	- 2,637 SF
LOCKER RM	- 1,580 SF
VIDEO GAME RM	- 1,300 SF
QUIET RM	- 1,295 SF
DAYCARE	- 1,230 SF
GAME RM	- 1,200 SF
ADMIN	- 1,200 SF
KITCHEN	- 840 SF
COMPUTER RM	- 840 SF

THE MAIN FOCUS OF THE BUILDING IS THE LARGE OPEN NODE WHERE CHILDREN GATHER TO LEARN FROM VISUAL AND PHYSICAL INTERACTION. SINCE THE NODE IS SO LARGE THERE WAS THE NEED FOR A LARGE STRUCTURAL PIECE THAT ALSO HAD THE ABILITY TO BE SCULPTURAL. I CHOSE TO USE A TREE COLUMN TO NOT ONLY SUPPORT THE SKYLIGHT ROOF BUT ALSO TO CONTINUE THE FEELING OF THE OUTDOORS, INSIDE. THE STRUCTURAL SYSTEMS FOR THE POOL AND GYMNASIUM ARE COMPOSED OF TRUSSES THAT DECREASE IN DEPTH TO GIVE AN ARCHED CURVE TO THE FLOWING ROOF-SCAPE. DOUBLE HEIGHT SPACES ALLOW FOR OPEN SPACES AND BREATH TAKING VIEWS TO OCCUR. THE SECTIONS SHOW HOW THERE ARE VISUAL CONNECTIONS THROUGH EACH ROOM, THROUGHOUT THE BUILDING. THE SECTIONS ALSO SHOW THE DIFFERENT ROOF AND FLOOR LEVELS AND HOW THEY CREATE THE CURVATURE OF THE ROOF-SCAPE.



SECTION A



SECTION B



SECTION C



SECTION D



SECTION E



SECTION F

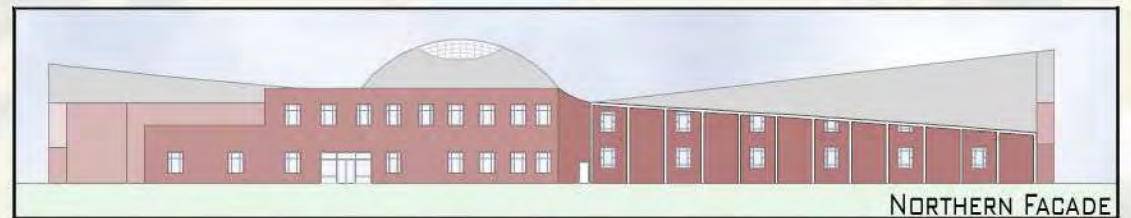
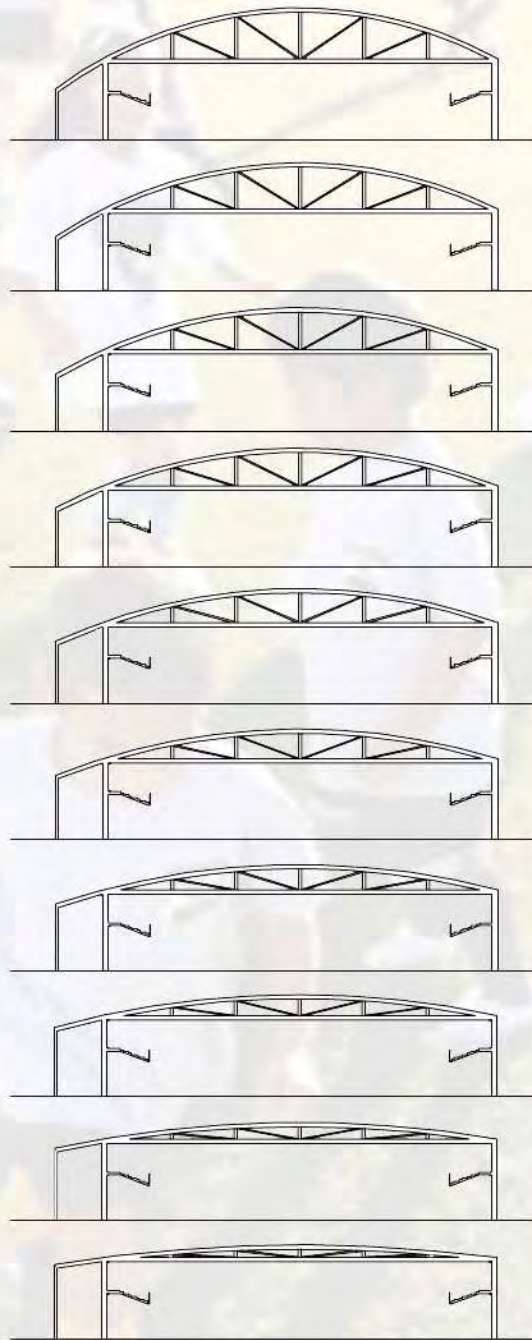


SECTION G

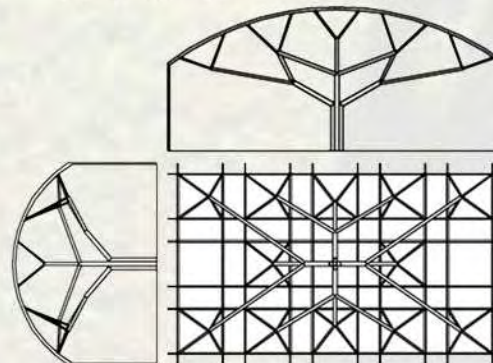
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DESIGN PROCESS: VERSION 2

91

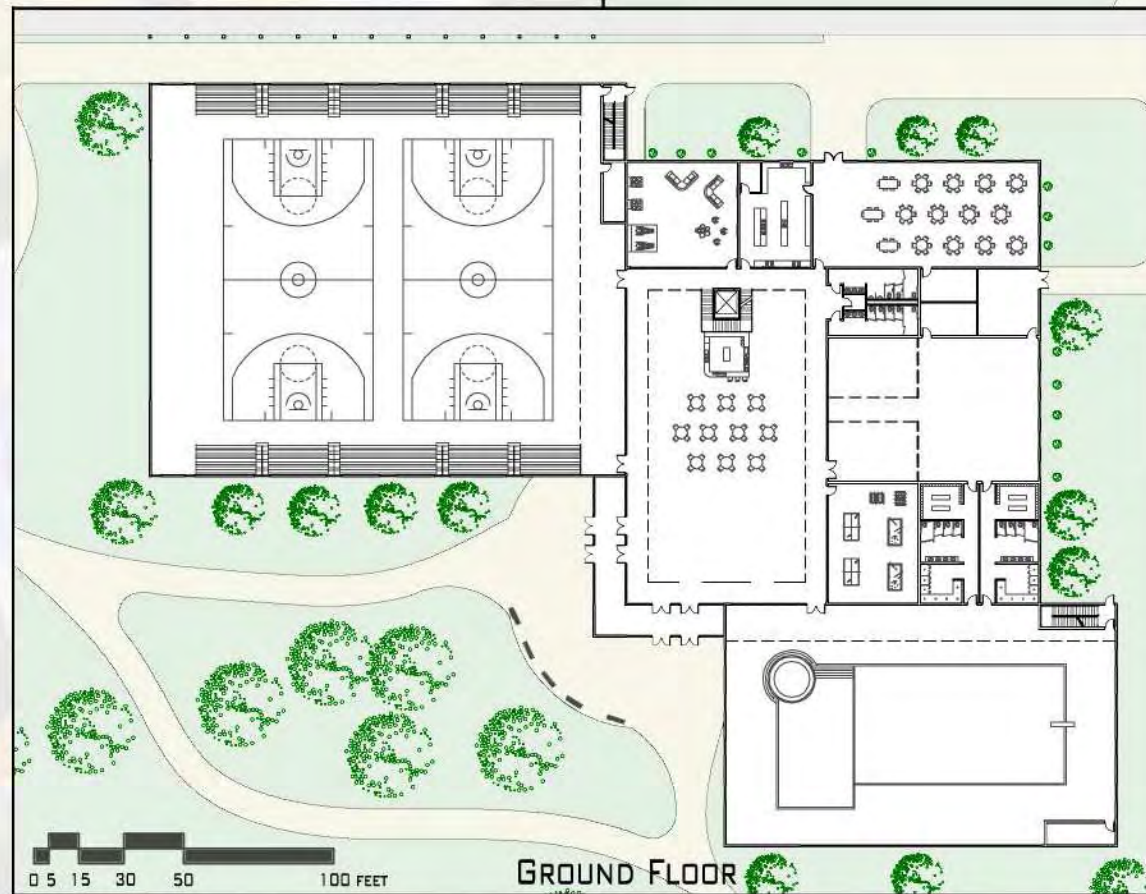
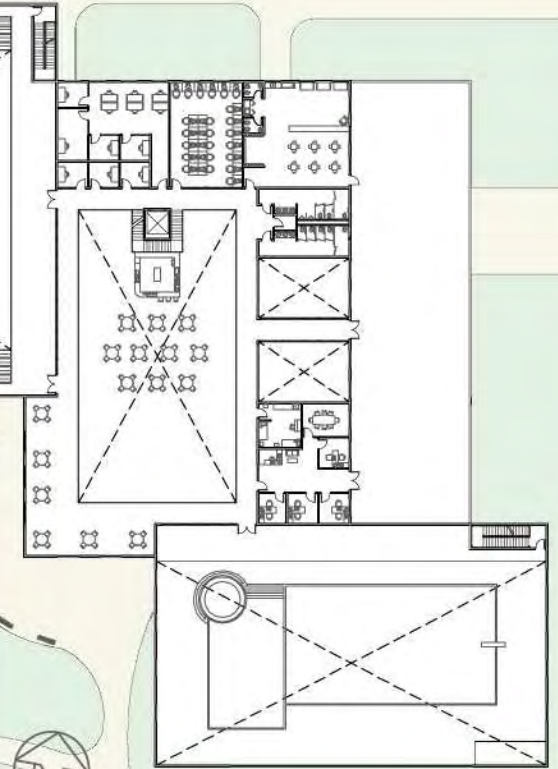
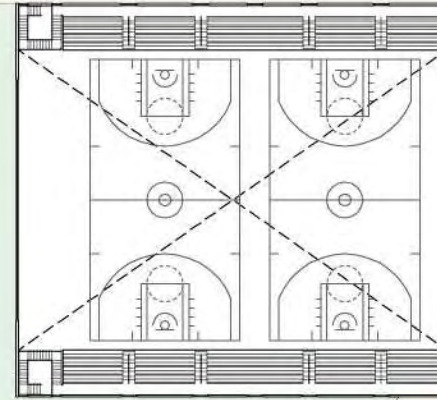


0 5 15 30 50 100 FEET



THE STRUCTURE OF THE INTERIOR TREE COLUMN IS BASED ON A GRID SYSTEM OF THE GLASS PANELS IN THE CEILING. THE TRUSS SYSTEM IN THE GYMNASIUM CHANGES FROM A CONVEX SHAPE TO FLAT AND THIS IS SHOWN WITH THE EXTERIOR COVERED WALKWAY. THE RED BRICK FACADES WERE USED TO CREATE A CONNECTION WITH THE EXISTING BUILDINGS IN THE AREA WHILE STILL HAVING ITS EXTRAVAGANT ROOF SYSTEM.

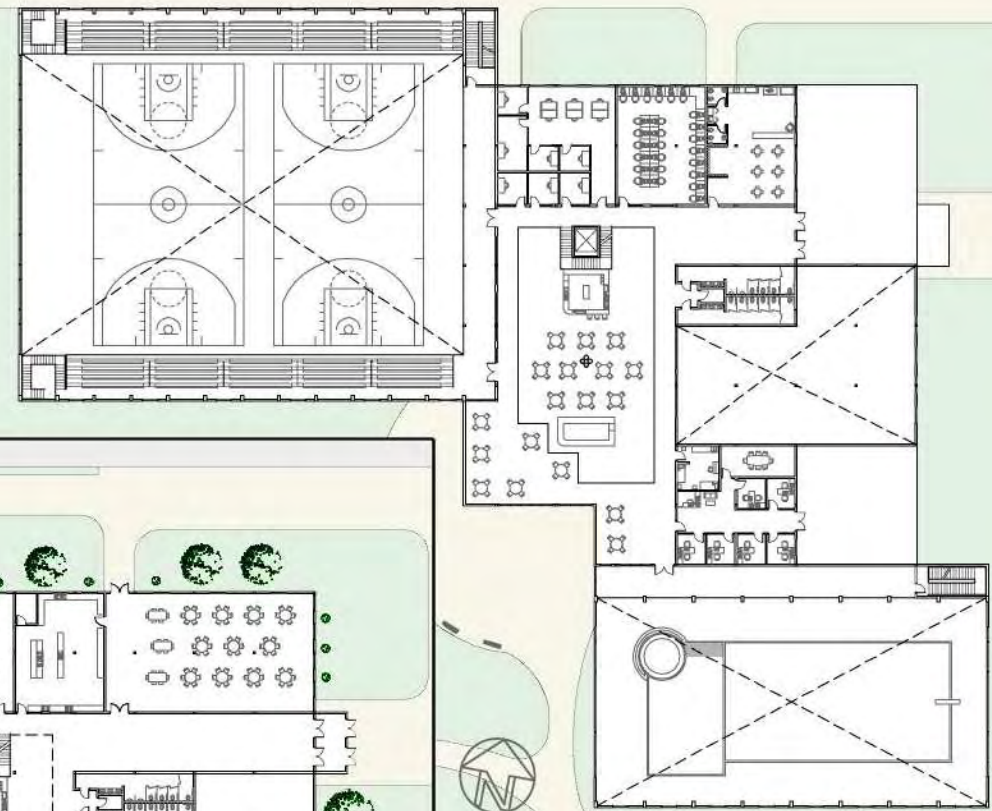
THIS DESIGN IS A VERSION ON DESIGN NUMBER TWO WHERE THE GEOMETRY IS MORE REGULAR. THE MAIN ENTRANCE HAS TWO ENTRY WAYS WITH A SHARED VESTIBULE THAT CREATED AN AWKWARD SPACE AND WAS LATER REMOVED. THE FITNESS CENTER HAS AN ADDED VIEWING PLATFORM THAT GIVES ACCESS TO THE SECOND LEVEL OUTDOOR AREA. MUCH OF THE PROGRAM IS THE SAME EXCEPT FOR THE LARGER OUTDOOR SPACE. THIS ACTS AS AN EXTERIOR NODE TO COMPLIMENT THE INTERIOR NODE OF THE LOBBY.



FIRST FLOOR

GYMNASIUM	- 20,540 SF
POOL	- 10,400 SF
NODE	- 7,426 SF
OUTDOOR SPACE	- 5,820 SF
FITNESS CENTER	- 3,368 SF
DINING RM	- 2,637 SF
LOCKER RM	- 1,580 SF
VIDEO GAME RM	- 1,295 SF
QUIET RM	- 1,295 SF
DAYCARE	- 1,230 SF
GAME RM	- 1,200 SF
ADMIN	- 1,200 SF
KITCHEN	- 840 SF
COMPUTER RM	- 840 SF

THIS VERSION OF THE DESIGN INCORPORATES A SIDE ENTRANCE AS WELL AS THE MAIN ENTRANCE FOCUSING ON ACCESS TO THE SOUP KITCHEN AREA FOR THE NEEDY. THERE ALSO IS ONLY ONE SET OF DOORS FOR THE MAIN ENTRANCE INSTEAD OF THE ORIGINAL TWO. THE LOCATION OF THE SECOND ENTRANCE PUSHES THE BATHROOM AREA INTO THE FITNESS CENTER CUTTING DOWN ON SF OF IT. THE OUTDOOR SECOND LEVEL SPACE HAS COMPLETE ACCESS FOR THE CHILDREN EXCEPT FOR THE ADMINISTRATION OUTDOOR SPACE.



FIRST FLOOR

GYMNASIUM	- 20,540 SF
POOL	- 10,940 SF
NODE	- 5,894 SF
OUTDOOR SPACE	- 3,920 SF
FITNESS CENTER	- 3,907 SF
DINING RM	- 2,727 SF
LOCKER RM	- 1,547 SF
VIDEO GAME RM	- 1,547 SF
QUIET RM	- 1,547 SF
DAYCARE	- 1,154 SF
GAME RM	- 1,547 SF
ADMIN	- 1,547 SF
KITCHEN	- 1,154 SF
COMPUTER RM	- 1,154 SF

A group of children are playing soccer on a grassy field. In the foreground, a boy in a white t-shirt and black shorts is kicking a yellow and blue ball. To his right, another boy in a white t-shirt and black shorts is walking. In the background, a boy in a light blue t-shirt with the number 3 on the back is walking, and a boy in a green t-shirt and black shorts is running. There are several soccer balls on the field, and long shadows are cast across the grass. The text "FINAL PROJECT DESIGN" is overlaid in a handwritten style on the right side of the image.

FINAL PROJECT DESIGN



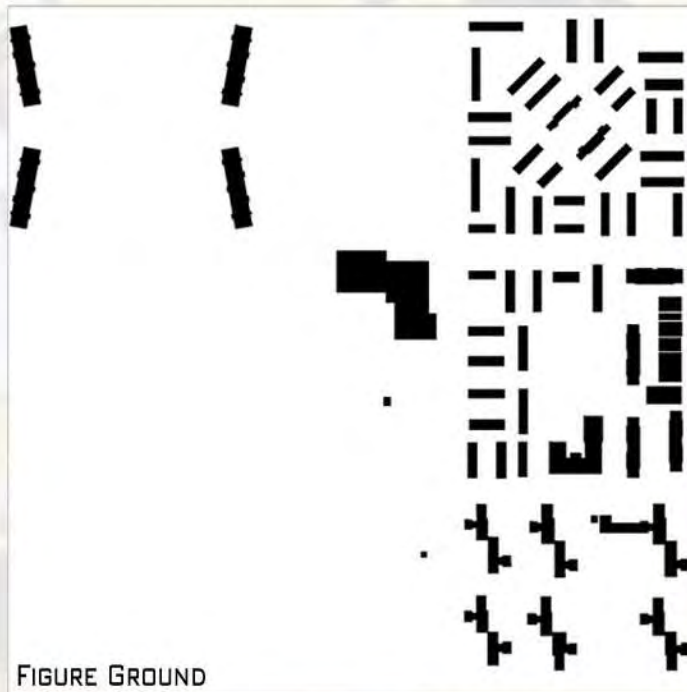


FINAL PROJECT DESIGN: Site Plan

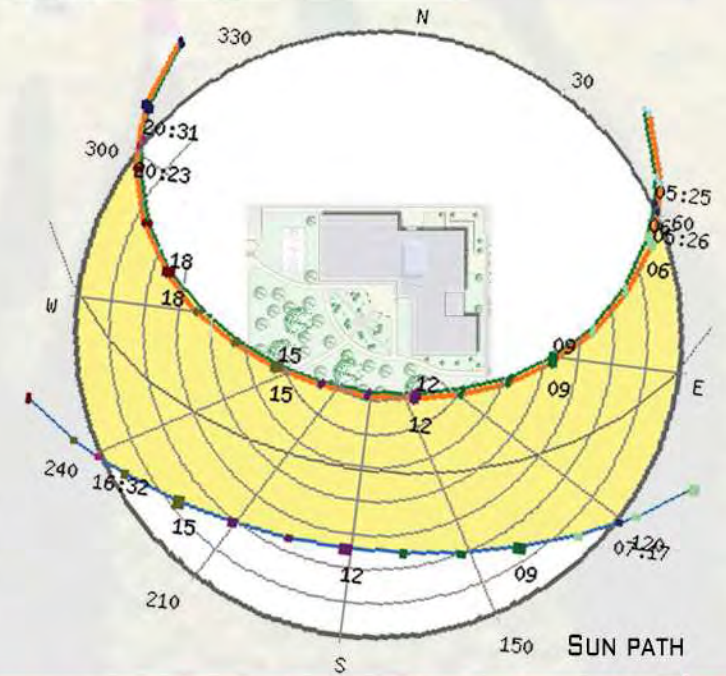


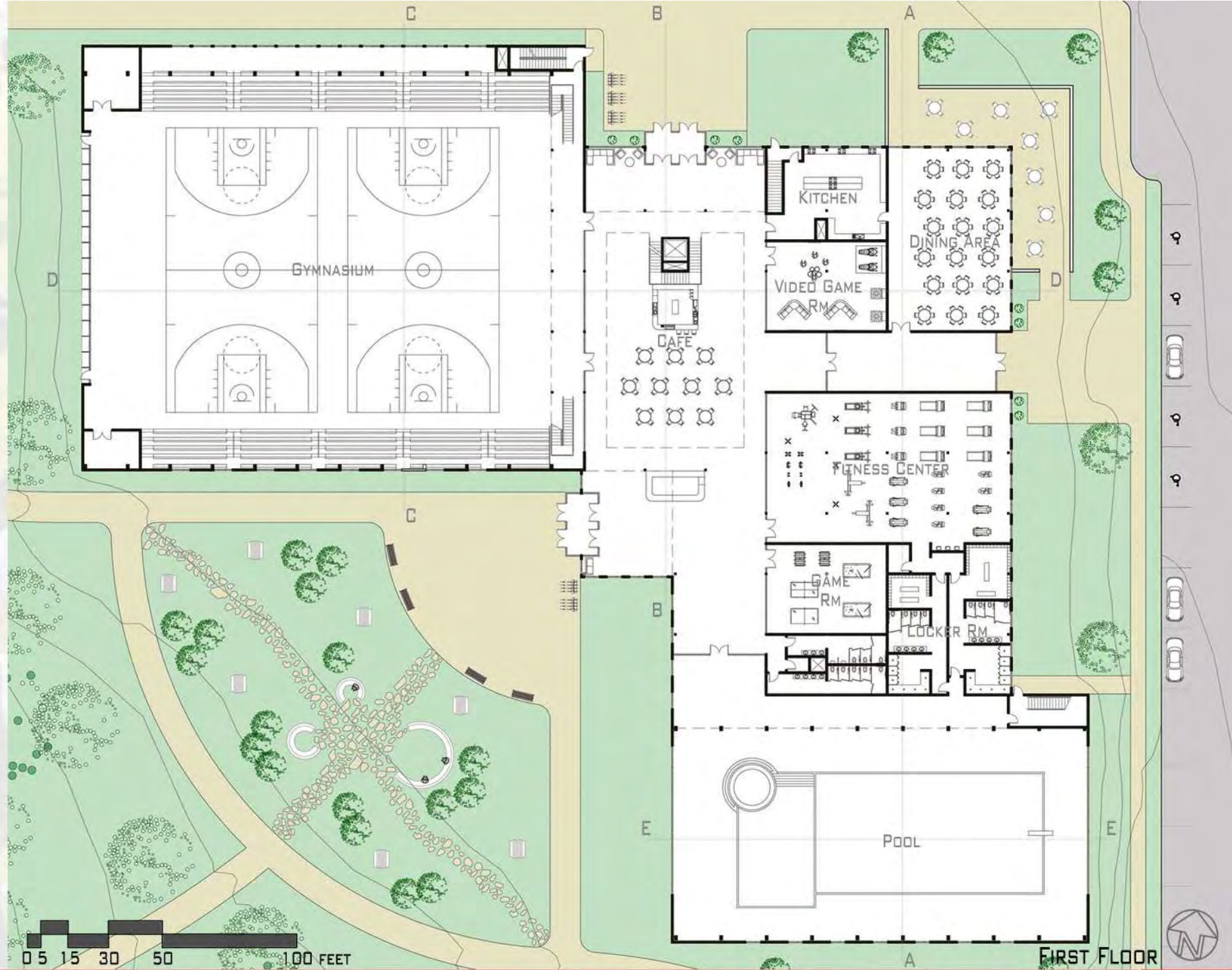
FINAL PROJECT DESIGN: Site Plan

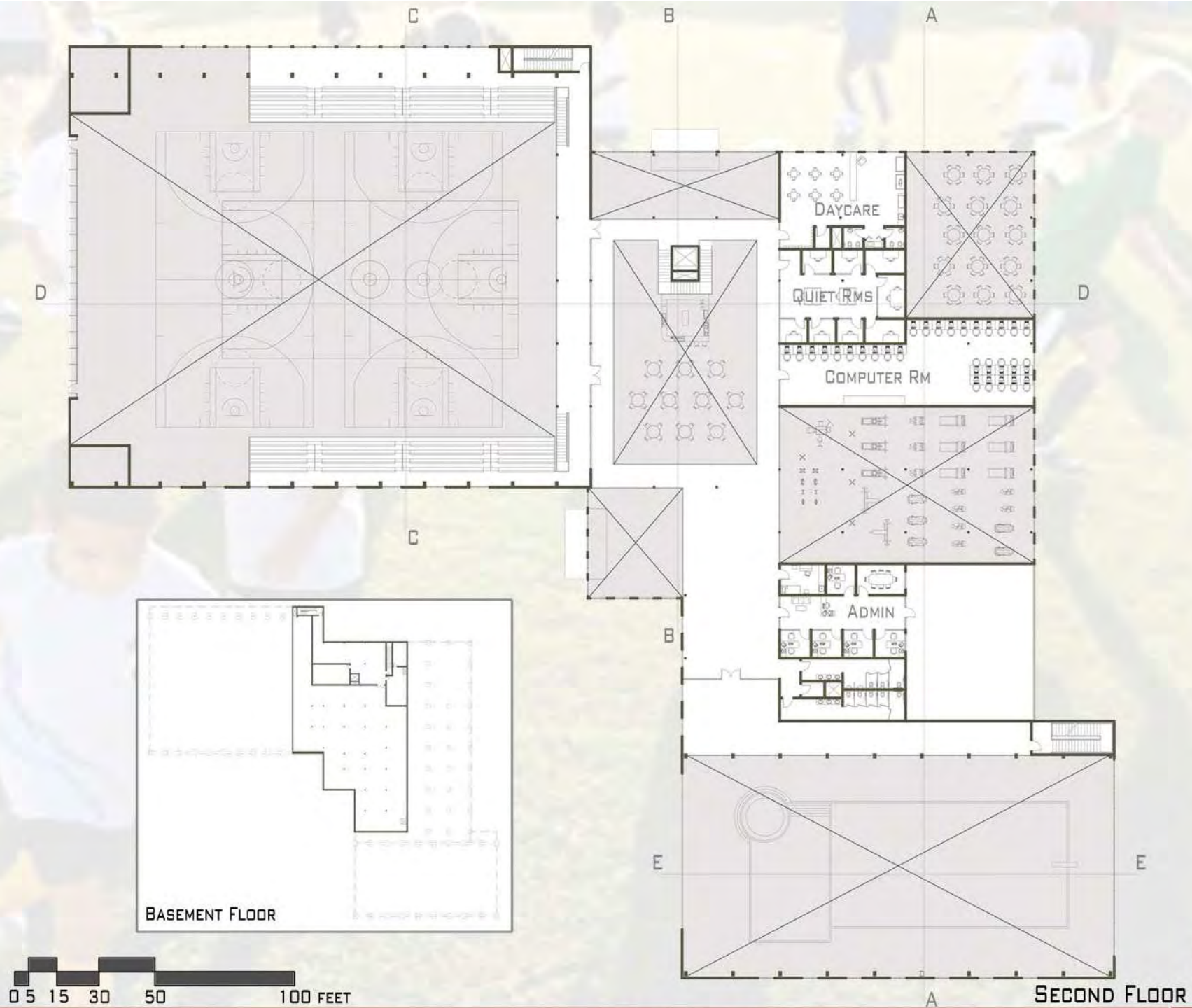
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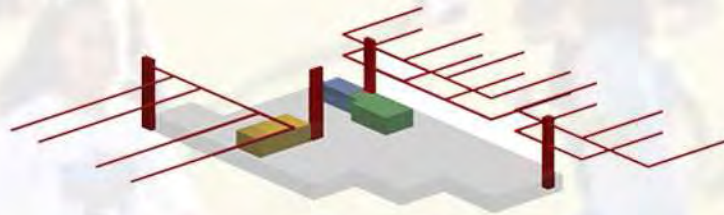


THE SITE OF THE YOUTH CENTER TRIES TO TAKE ADVANTAGE OF THE NATURAL VEGETATION AS WELL AS KEEPING THE NATURAL FEATURES OF THE AREA. THE MAIN VEHICULAR TRAFFIC FOLLOWS THE NORTHWESTERN CORNER AND THE EASTERN SIDE OF THE SITE. THE PEDESTRIAN TRAFFIC FOLLOWS THE NORTHEASTERN AND SOUTHWESTERN PORTIONS OF THE SITE. MEANDERING PATHS CREATE A NATURAL EFFECT, GETTING YOU TO YOUR DESTINATION WITHOUT DESTROYING THE VIEW. THE SOUTHWEST ENTRANCE TAKES FULL ADVANTAGE OF THE EARTH BY HAVING STONE PATHS THAT TAKE YOU TO DESIGNATED AREAS TO EITHER SIT AND RELAX ALONE OR GATHER IN A GROUP UNDER A FEW TREES. MORE TREES WERE ADDED TO THE SITE TO MAKE A RICHER FOREST LIKE FEELING, BRINGING NATURE INTO THE CITY MUCH LIKE THE BOSTON COMMONS AND NEW YORK'S CENTRAL PARK. OUTDOOR EATING AREAS FOR THE SOUP KITCHEN AND AN OUTDOOR BASKETBALL COURT ARE A COUPLE FEATURES THAT TRY TO TAKE ADVANTAGE OF THE OUTDOORS.

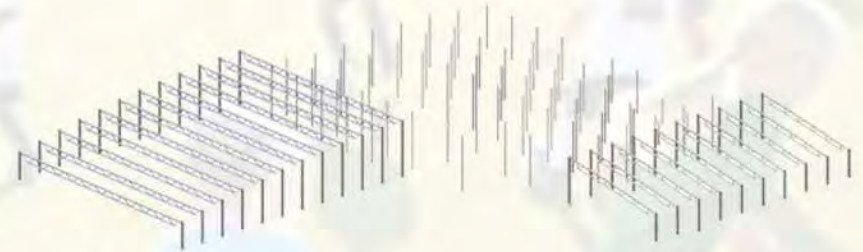








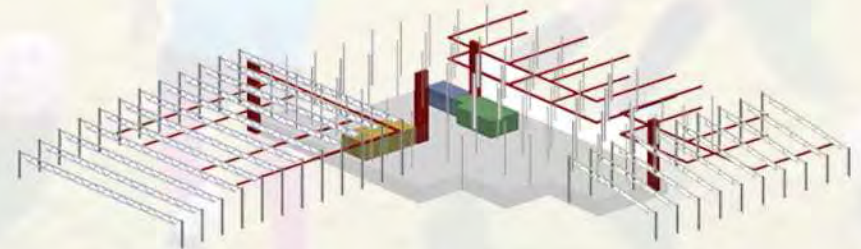
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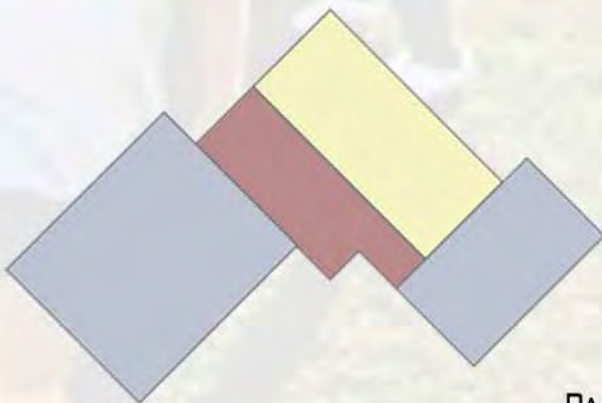
STRUCTURAL SYSTEM



CIRCULATION

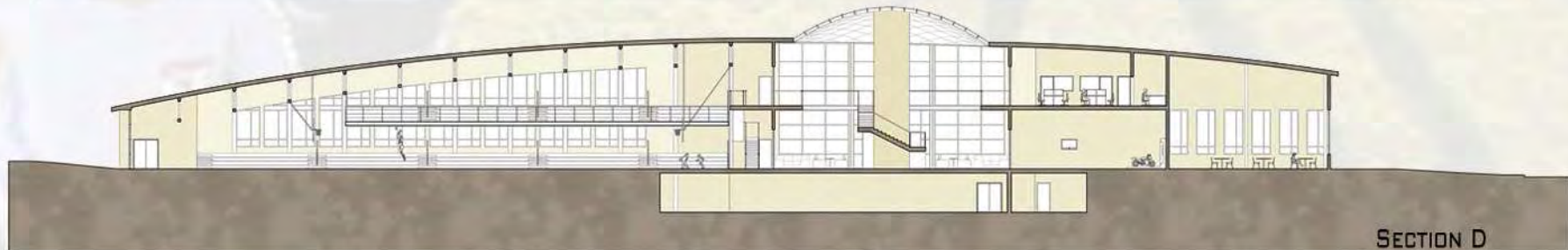
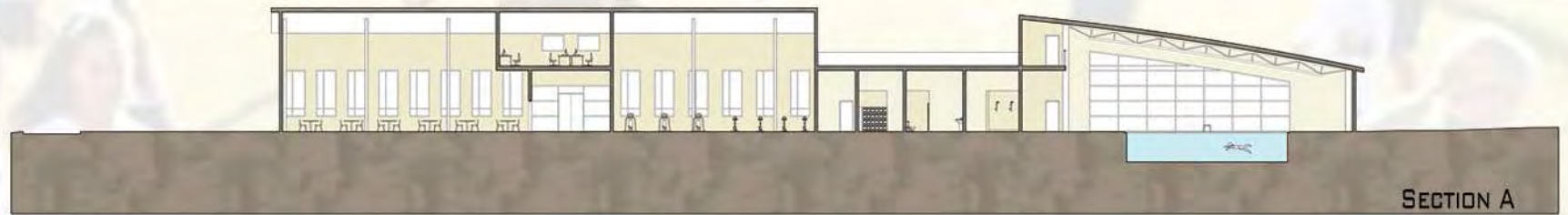


MECHANICAL AND STRUCTURAL SYSTEM



PART I

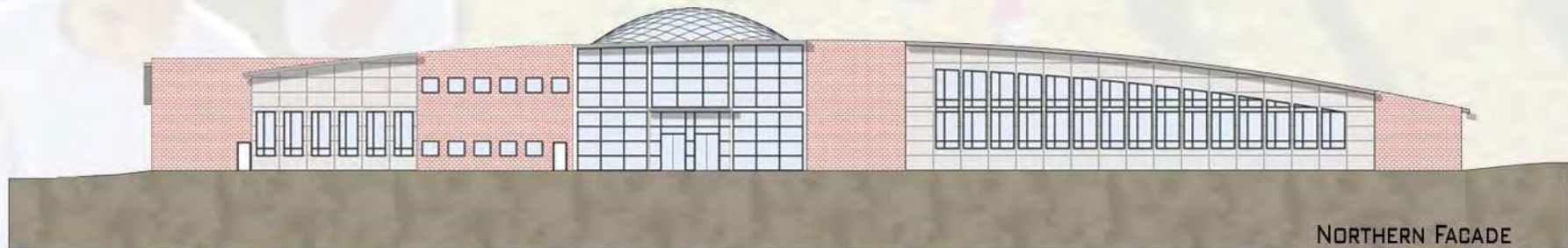
THIS YOUTH CENTER USES AN OPEN FLOOR PLAN TO CREATE VISUAL CONNECTIONS THROUGHOUT THE BUILDING. THE INTERIOR NODE IS SURROUNDED BY STORE FRONT WINDOWS THAT LOOK INTO THE ROOMS THAT ENCIRCLE IT. THIS VISUAL CONNECTION LEADS TO A PHYSICAL CONNECTION BETWEEN THE OCCUPANTS. THESE CONNECTIONS ALLOW PEOPLE TO LEARN FROM EACH OTHER THROUGH THEIR ACTIONS. THEY CAN WATCH EACH OTHER PLAY BASKETBALL OR SWIM, EVEN PLAY GAMES THEN GO UP TO THE PERSON PLAYING AND ASK HOW TO DO IT. THE CAFE IN THE NODE CREATES A SPACE INSIDE WHERE PEOPLE CAN GATHER AND INTERACT. THE DAY-CARE CENTER GIVES PARENTS A PLACE WHERE THEIR CHILDREN CAN PLAY AND BE SAFE WHILE THEY ARE AWAY AT WORK.



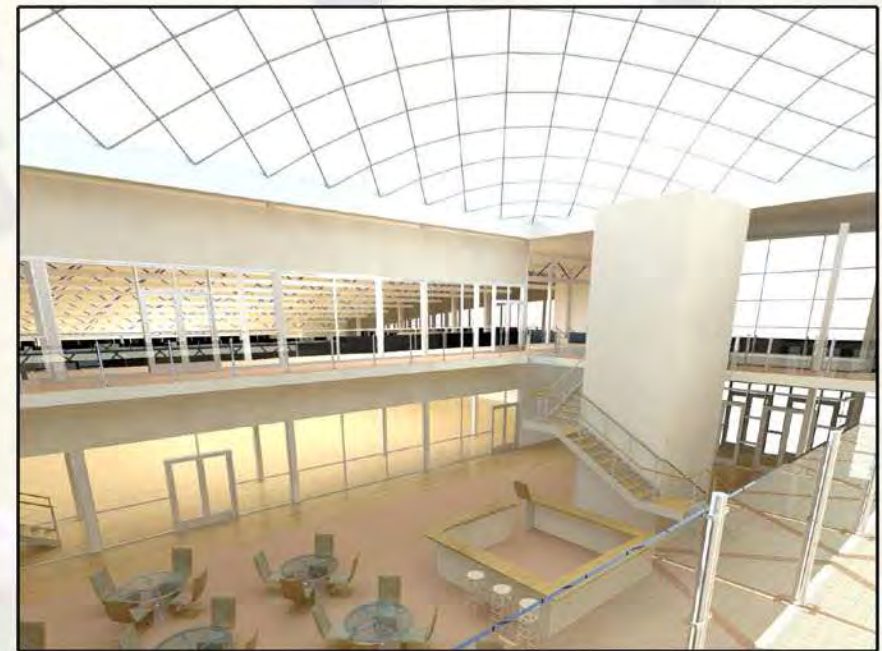
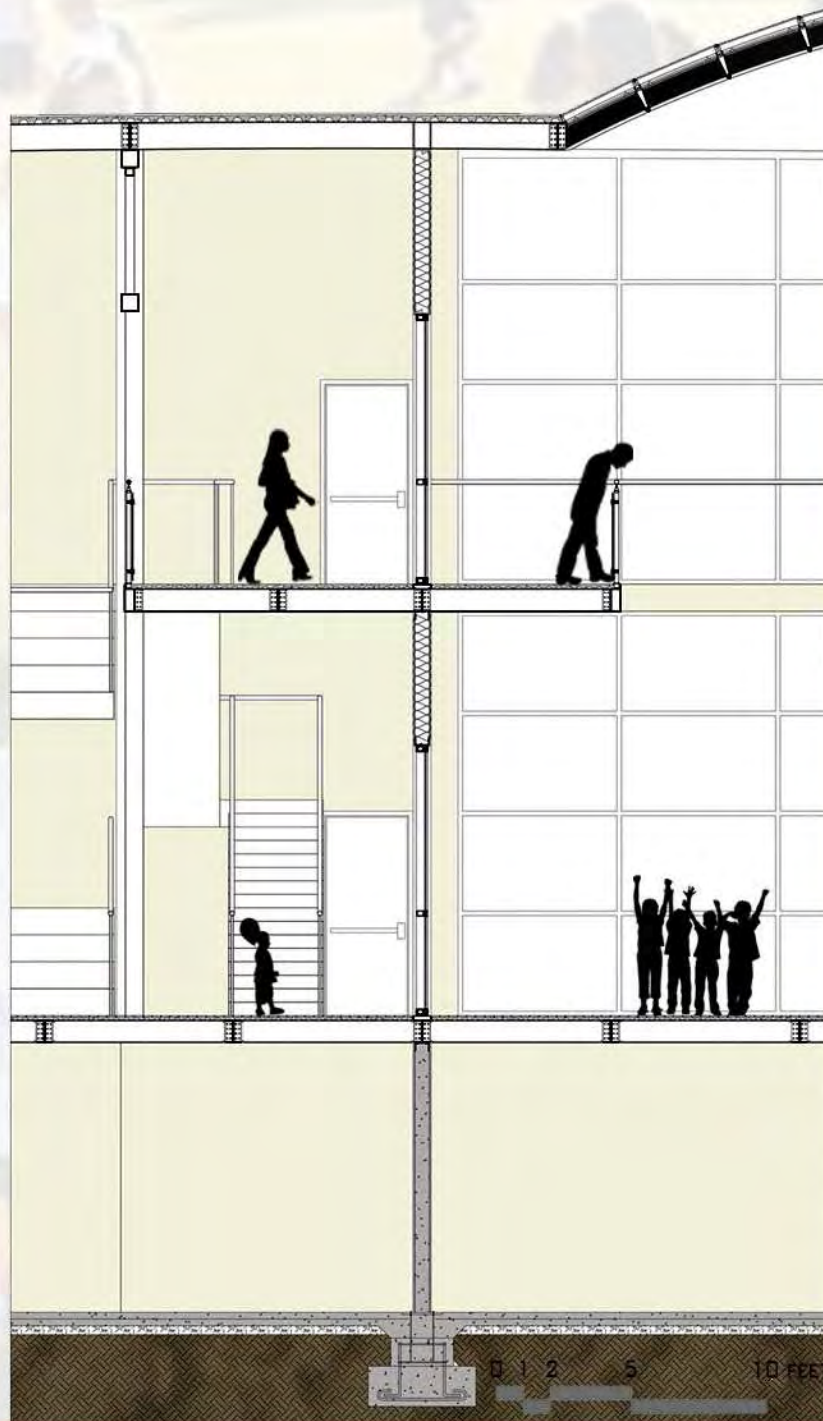
0 5 15 30 50 100 FEET

FINAL PROJECT DESIGN: Sections

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0 5 15 30 50 100 FEET



THE MAIN NODE OF THE YOUTH CENTER IS CHARACTERIZED BY A LARGE DOMED SKYLIGHT SYSTEM. THIS SYSTEM ALLOWS FOR THE MAXIMUM ABSORPTION OF DAYLIGHT INTO EVERY ROOM AROUND THE NODE SINCE THEY ARE ALL STORE FRONT WINDOWS. ONE OF THE GREAT FEATURES OF THIS SYSTEM IS THAT THE STRUCTURAL SYSTEM FOR IT HAS A DEPTH THAT PREVENTS HARSH GLARES AND STRONG SOUTHERN LIGHT. THE LARGE WINDOWS ALONG THE NORTHERN SIDE OF THE BUILDING ALSO ALLOWS FOR A LOT OF NATURAL NORTHERN LIGHT PREVENTING THE OVER USAGE OF ARTIFICIAL LIGHTING. NATURAL RED BRICKS COMPLIMENT THE MATTE STEEL PANELING CREATING A FACADE THAT RESEMBLES THE SURROUNDING BUILDINGS WHILE STILL BEING MODERN. THE STRUCTURAL SYSTEM IS COMPOSED OF STEEL WIDE FLANGES AND HOLLOW STEEL TUBES. THE CANTILEVERED WALKWAY IS SUPPORTED BY THE COLUMN SUPPORTED WALKWAY IN THE GYMNASIUM AREA.

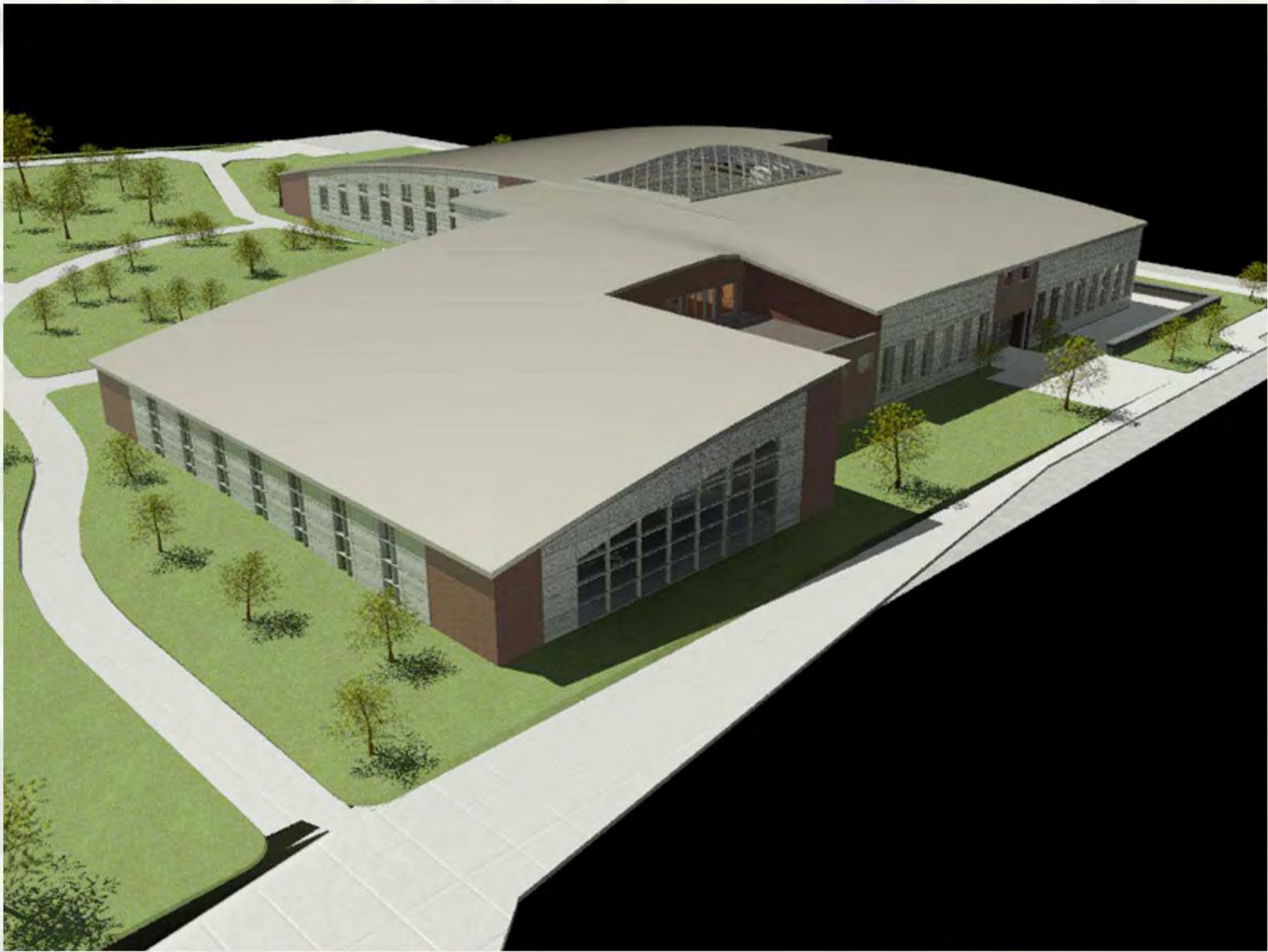


FINAL PROJECT DESIGN: Southwest Render

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FINAL PROJECT DESIGN: Southeast Render

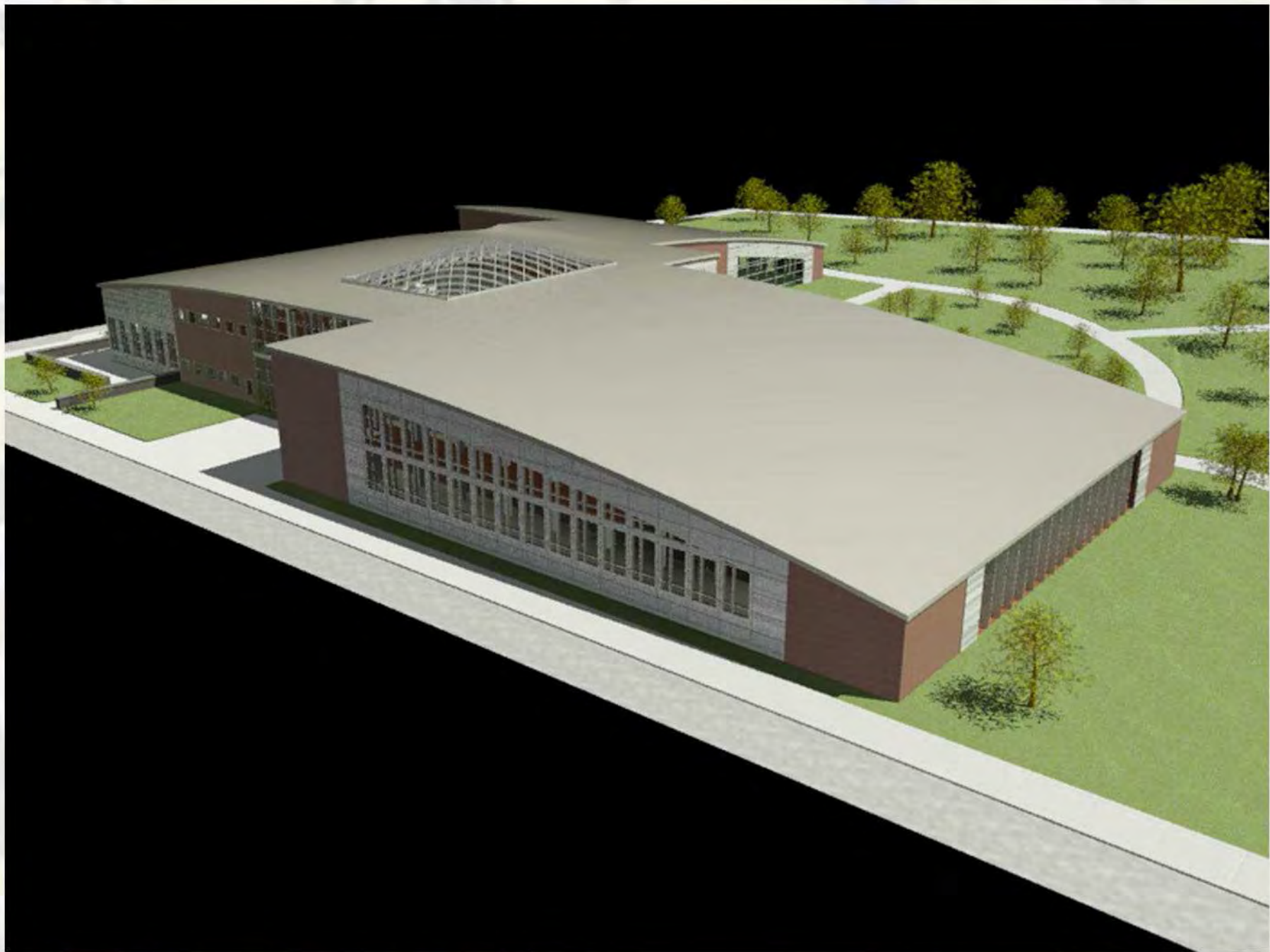


FINAL PROJECT DESIGN: East Render

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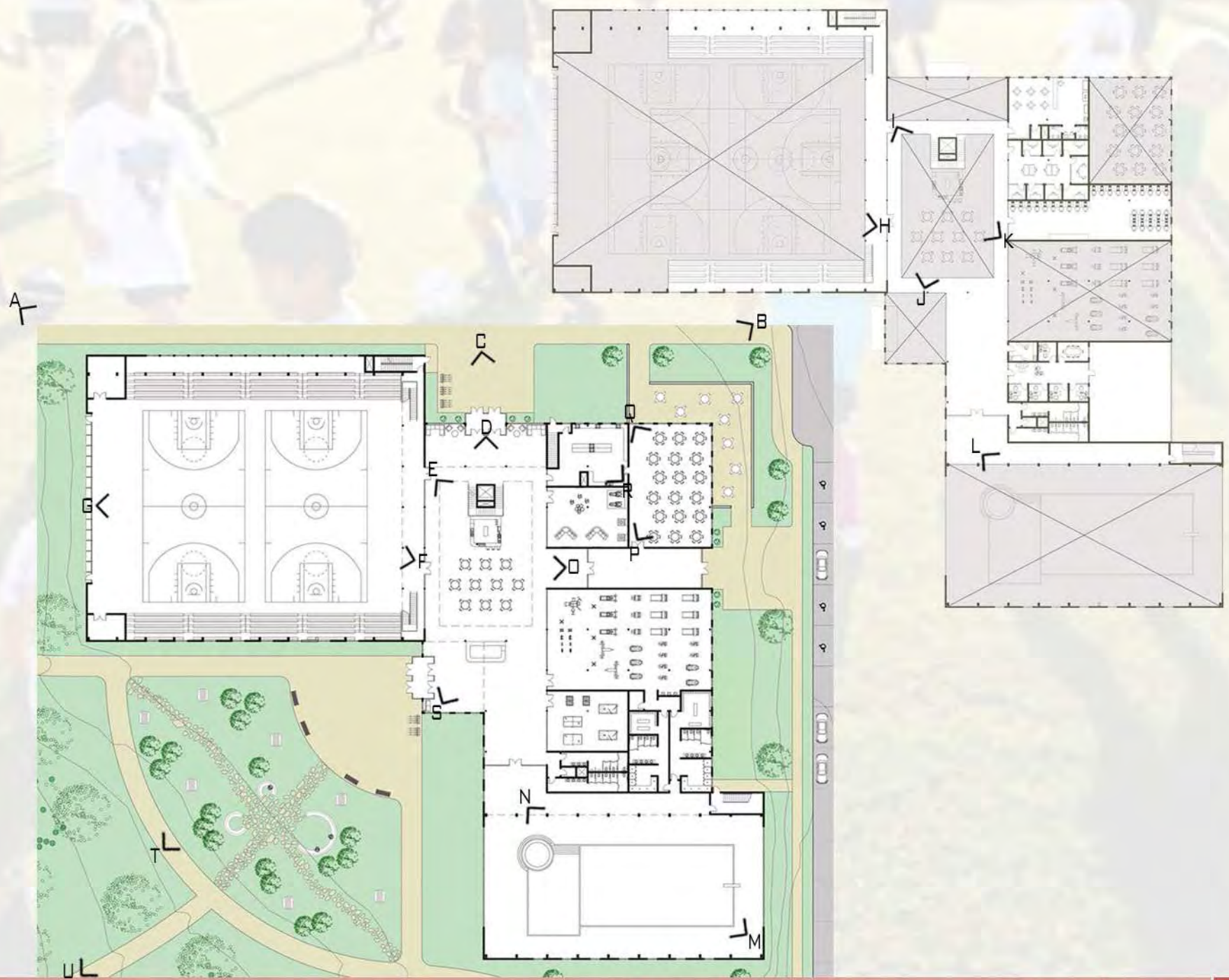


FINAL PROJECT DESIGN: North Render



FINAL PROJECT DESIGN: West Render

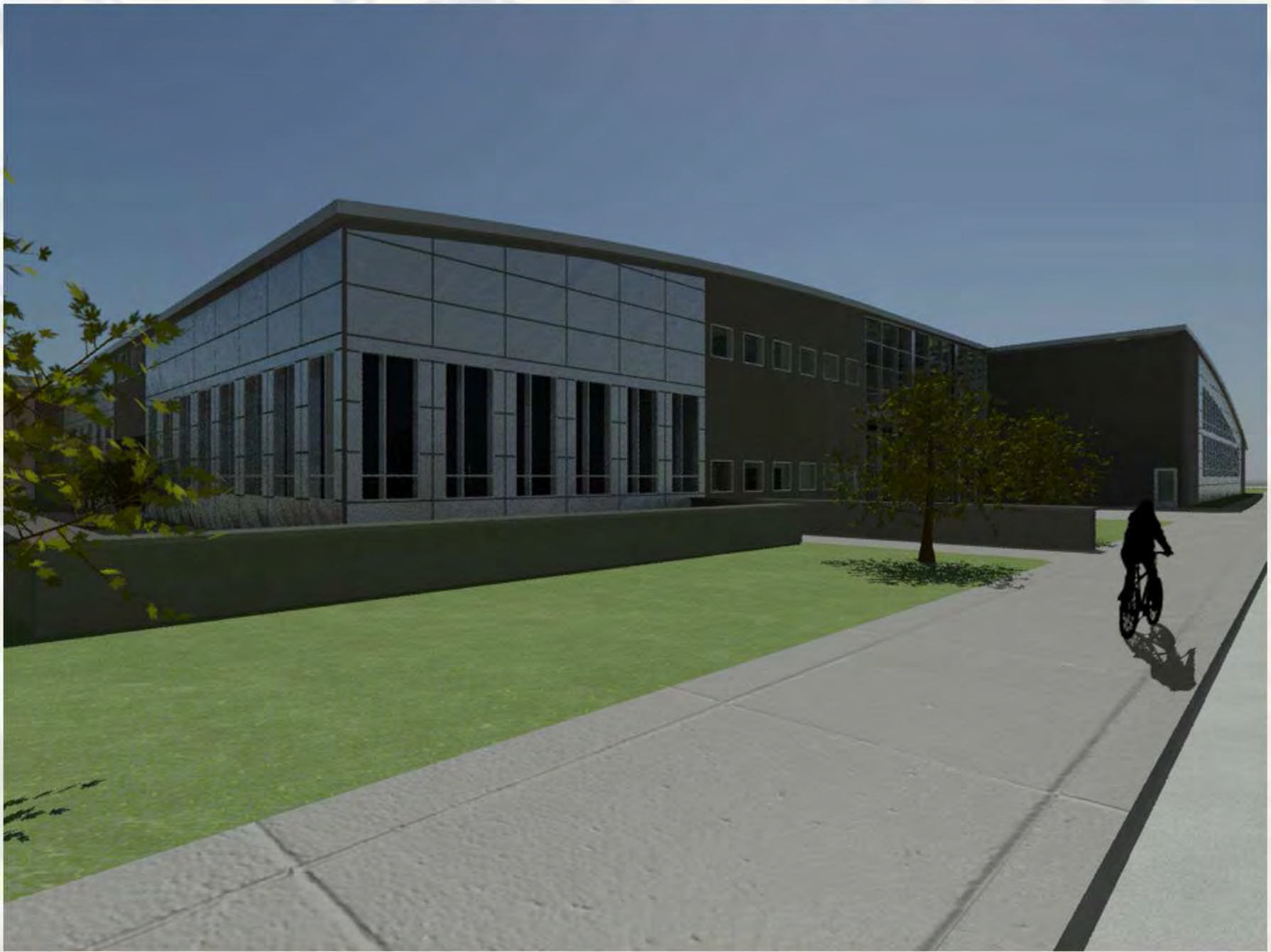
110





FINAL PROJECT DESIGN: Renderings A

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FINAL PROJECT DESIGN: Renderings B

113



FINAL PROJECT DESIGN: Renderings C

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